

**Aspen Cove @ Scofield HOA Board Meeting
Friday, August 28, 2020 6:30 PM
Scott Jarrett Cabin Lot 110**

Corrected 10/25/2020

	Welcome	Dan
	Roll Call: Dan Allen, Bob Conner, Jared Edwards, Allen Rowe, Scott Jarrett, Curtis Steele, Bob Dal Ponte, Bonnie Seastrand Scott Harding is not in attendance.	
	Secretary: Approval of June 2020 Minutes. They are not done...but they will be.	Bonnie
	<p>Treasurer: Financial report- Ratify bills- (Dan) Bills have been paid since the last board and approved thru e mail. The motion to approve the ratified bills by Allen Rowe, 2nd by Curtis Steele, All were in favor to approve the ratified bills.</p> <p>Checking: \$24,812.91 Reserve Acct. \$36,960.26 Total \$61,773.17</p> <p>The motion to approve the financial portion of this meeting was by Bob Conner, 2nd by Bob Dal Ponte. All were in favor to approve.</p> <p>Sold lots... Lot 8 new owners Bill & Adela Campos Lot 11 Edwards (cousin to Jared) Lot 50 new owners Bill & Christy Cox Lot 68 new owners Newberg Lot 82 new owners Jared & Mindy Edwards Lot 91 sold-name unknown Lot 108 new owners Edwards (Jared Edwards Cousin-1st name unknown) Lot 133 new owners Chris Poulson</p> <p>There was a rumor that the cost of the State Park pass will increase. Dan will contact the park ranger to determine if an increase is coming.</p>	Curtis
	Water System: Possible lightning strike on the water tower. Replaced electronics at the pumps, 30 day delay while a new circuit assembly was being made. When the new circuit system was installed the system still did not work. It was discovered that it was the sending board up at the tower that was also bad. The sending board had to be replaced also and caused an additional delay of 2 to 3 weeks. Mike Errkila was monitoring the water tanks and keeping them full. Bill paid for the new board and repair of the old one to be held as a spare was \$5471.80. That did not include the price to replace the sending board. That invoice has not yet	Bob D

	<p>been received. The spare board being held at Bodec in case we need it again. Question was asked...what can we do to prevent lightening from hitting the tank again? CentraCom may install an antenna on the water tower for wireless internet. That would serve as a lightning rod, as long as it is grounded and powered. This could mitigate another lightning strike. There is a surge protector on the system.</p> <p>Bob agreed to ask Bodec if a lightning rod would work at the water tower since it may be a while before CentraCom installs the internet tower.</p> <p>The question was asked, "what is the delay in having the CentraCom tower installed?" Dan explained the delay has largely been due to CentraCom waiting for parts from China. It is likely that the tower at the water tank will not happen until spring. A transmission tower is likely to be installed on the west side first. Fiber optic cables end in front of Dan Allen's cabin. AC power is also available there. At the water tank, the closest power is at the service road at the bottom of the hill. There will need to be power run to the tank and also verify that a signal from across the lake will work to connect to the source for internet signal.</p>	
	<p>Consumer Confidence Report: Letter to the State is due September 15</p> <p>Bob Dal Ponte will send a letter to the state and it was suggested to put the link to the website in that letter. Will be put in the October newsletter.</p>	<p>Bob D</p>
	<p>New Business:</p> <ul style="list-style-type: none"> a) Organize work for Saturday (each of us take charge if one of the following): <ul style="list-style-type: none"> a) Clean tables & pavilion-- power wash the tables and cement...Curtis Steele b) Trim grass & weeds missed by mower around pavilion, shed & fences-Verl and Dan. Jeff Stanworth brought his tractor and did some trimming of the weeds at the common area the Frisbee golf area and then grated/smoothed the rocks as well. c) Clear weeds and rake volleyball & horseshoe areas-This area was mowed but the weeds need to be removed/sprayed Bob C. d) Scrape/gather loose paint & sweep gravel from tennis & -- basketball courts--Rick and Bonnie Seastrand e) Stain fence and other posts at front gate--Scott Jarrett---it was said that the stain is not good. Scott J. will check on the stain. Also paint the post at the front gate with green paint. 	

- f) Work with Travis Engar on the Frisbee golf area...not being done tomorrow. (This did not happen-Travis was not available.) it was suggested to move this to a larger area to the south
- g) Common area weeds, including front gate area--not doing this tomorrow. This area was taken care of at a different time.
- b) Front gate- moving pole & reinstalling camera(s), sensor location, signage, etc. (Dan & Bob C) order has been put in to move the pole at the entrance. (this will be done at a later date with Erkkila's and those involved)
Erkkila's have an electrician that they will use, and Centracom will also be there at this time.

Location of sensor to exit-must be within 10 feet or so from the gate for the gate to activate. Following discussion it was decided to add another pad to it so that it will be easier to activate the gate. There was a second pad higher up the road to activate the gate, but the installer said that it does not work. Scott will test the existing the exit pad, turn up sensitivity, and arrange with the installer to add an additional sensor just above the island. Because the road is too hard to dig by hand, a trench will need to be dug with a backhoe. There are several people that have a tractor and it was suggested to use those that are available. Curtis volunteered to dig the trench. We need to know the depth of the trench and coordinate the timing. Scott will take care of arranging and coordinating.

- c) Review member survey (Dan)

Survey results were passed around. There was a short discussion about each item.

It was suggested to have a member service activity 2 times each year, spring/summer: Once in June at the member meeting and again in late August before Labor day.

Tennis court...keep trying to find a contractor to repair the tennis court. Dan was talking to Mark Nelson, Mark will call and try to persuade Stuart Stilson, the person who did the original tennis court and see if he can get him to do the tennis court repair. It was suggested to keep the tennis court as well as pickle ball.

Frisbee golf... Travis suggested that the area that we are using is not sufficient but to use the common area by lot 131. It is about 20 acres. It is not actually common area but it is owned by the Mark Nelson's company and they are okay with us using it. It was also suggested to have a bike jump there for the kids to use as well.

Concerns were voiced concerning liability to the association, the noise level, as well as the disturbance to lot owners that are nearby.

Jared will get in contact with Travis and make arrangements to make the change.

There is a 50 yard wide common area from Dan Allen cabin along the west the length of the lots. This area would be a great place for a walking, jogging, bike path. Concerns were raised that it would turn into a 4-wheeler path. There are hundreds of acres with those paths

See attached results of the survey...

d) Proposed policy on Irrigation systems (Dan)

Drip system concern were brought up by James Erkkila and echoed by others. One reading in June indicated the water usage was out of control. It was implied that newly installed drip irrigation systems might be the cause. Considerable effort has been employed to understand the status of the water system and the possible impact of these systems. One possible factor for the spike in June: June is the month of the road maintenance and application of Mag Chloride. The roads had to be soaked down prior to the application so tanker trucks were used to water down the road and that could have been the high use of water that month, Since that month, water usage has gone back to normal and tanks remain full without extra pump usage.

A few owners had planted trees and were using professionally installed drip systems, which use considerably less water than a hose. The drip systems are set to use more water temporarily to establish newly-planted trees. Since then, drip systems were turned down to either manual or only sporadic use. Water system is NOT out of control. Graph was handed out with the average power use to the pumps. Comparing summer 2020 with the previous three summers these is no perceivable difference in expenditure for power. There are more cabins and more people using the water. There does not appear to be any evidence of a huge impact on the water system. In the past there was a drip system attached to a faucet that had a frozen line that used a lot of water during the winter.

Another water tower was brought up...Dan said that that is not necessary at this time. More water will be used using a hose verses a drip system. IT was suggested that in June there may have been a

	<p>water system left turned on for multiple days. With this pandemic, people are here using their property.</p> <p>James Erkkila issued an apology regarding the controversy created by the reading in June. He said that since then the readings have been quite normal.</p> <p>It was suggested to have a policy in place for future water systems. Each cabin is allotted .25 acre feet of water. Area was built for 130 acre feet of water. Water systems need to be professionally installed. Water policy was tabled for now pending further discussion and study. Suggested to have a date that the drip system water lines be drained and blown out on or before September 15th. See attached handout.</p> <p>e) Discuss board and president succession (Dan) Reassign the architectural committee--Steve Bohin is no longer part of the board. It was discussed that the Bylaws specify a 2-year term for board members. Officers (President, Treasurer, Secretary, have no specified term. They are appointed by a vote of the member annually. Board members and officers are to serve until they are replaced.</p> <p>f) Schedule next meetings- September 18, 2020 Bob Conner Cabin October 16, 2020 Curtis Steele Cabin</p> <p>Jeff Stanworth brought his tractor and did some trimming of the weeds at the common area, the Frisbee gold area and then grated the rocks as well.</p>	
	<p>Security... It was suggested to buy some lights for the front gate, sign, and maybe some trees. Dan suggested for Bob C. to buy some lights for this area.</p>	
	<p>Drip system at the front gate...there are too many heads and Scott Harding will make some adjustments.</p> <p>Cameras...new camera box that will stop some of the problems that we have. Add an extra camera, the camera guy can do it. Camera system, gate and island will all be done at the same time. Camera guy just needs to be told.</p>	

	<p>Tax conversation...Verl Jensen will be here to talk to the members about what options they have regarding their tax options at the Saturday August 29, 2020 work day. He has a grand -daughter in law that is a real estate lawyer who will sent this information to the board and then is will be sent to the lot owners.</p>	
	<p>Meeting adjourned...9:32 pm</p>	

BALANCE OUTSTANDING ON LOTS IN ASPEN COVE JANUARY 31

-2020

	2019 Assessment	2019 Special Assessment	2020 Annual Assessment	Late Fees	Weed Fines
Jed Baker	\$ 555.00	\$ 166.00	\$ 555.00	\$ 198.00	\$ 250.00
Kevin Baadsgaard	\$ 75.00	\$ 166.00	\$ 75.00	\$ 66.00	
Mark Kehl		\$ 166.00		\$ 16.00	
Shane Swanson		\$ 166.00		\$ 100.00	
Terry Rowley		\$ 166.00		\$ 16.00	
Kevin Callahan		\$ 166.00	\$ 555.00	\$ 16.00	
Joe Shenk		\$ 166.00		\$ 82.00	
Mike Clark		\$ 166.00		\$ 16.00	
Robert Gallup		\$ 166.00	\$ 555.00	\$ 50.00	
Kevin Callahan		\$ 166.00		\$ 73.00	
Tim Ercanbrack		\$ 166.00		\$ 50.00	
Eddie Chen		\$ 166.00		\$ 82.00	
Sandy Hoffman				\$ 50.00	
Scott Hansen			\$ 555.00	\$ 50.00	
Scott Godfrey				\$ 50.00	
Ruth Ann Ruble				\$ 50.00	
Boyenger/Pettit				\$ 50.00	
Israel Kingston				\$ 50.00	
John Henriksen			\$ 555.00	\$ 50.00	
Mike Thomas			\$ 555.00	\$ 50.00	
Joe Colledge				\$ 67.00	
Russ Christensen				\$ 16.00	
Total	\$ 630.00	\$ 1,328.00	\$ 3,405.00	\$ 1,248.00	\$ 250.00

Total

	Average	Median	2019	2019	2020	8/10/2020
	2012-19	2012-19	Actual	Budget	Budget	Actual
Checking Account						24,812.91
Reserve Account						36,960.26
Total Balance						61,773.17

Previous Labels

Dues 2020						73,859.00	62,870.00
Past Due Accounts Rec.						2,335.00	331.00
Interest Income							33.63
Total Revenue	67,064	61,083	93,735	93,362	76,394.00		63,167.37

Expenses

WATER SYSTEM

Water System Management	2,420	536	6,920	6,200	6,780.00		3,966.00
Water Shares	1,000	1,000	1,332	1,230	1,350.00		792.50
Water System Maintenance	5,908	3,606	24,775	5,000	4,000.00		7,041.00
Power	4,726	4,500	5,952	4,500	4,500.00		2,712.59
	14,054	9,641	38,978	16,990	16,690.00		14,512.09
ROADS							
Dust Control	7,302	8,850	10,702	10,500	10,500.00		10,662.80
Road Maintenance	7,276	6,514	3,620	10,000	6,500.00		
Snow Removal	15,150	12,000	47,831	25,000	20,000.00		20,674.50
	29,728	27,364	62,152	45,500	37,000.00		31,317.30

MEMBER SERVICES

State Park Passes	9,339	9,300	9,375	9,375	9,450.00		9,375.00
Common Area Maintenance	1,256	821	1,150	15,000	2,500.00		490.00
Annual Mtg/Mbr Service	130	75	30	200	100.00		
Website Management	35			200	100.00		
	10,758	10,196	10,555	24,775	12,150.00		9,865.00

GATES/SECURITY

Gates - Maintenance	1,576	698	30	1,000	700.00		(Entrance Gates)
Gates - Comm & Controls	507	300	1,252	1,000	900.00		750.95 (Gate Telephone/Internal)
Security	405			1,500	1,500.00		
	2,488	998	1,282	3,500	3,100.00		750.95

ADMINISTRATIVE/GENERAL

Accounting	267	299	500	500			
Bank Service Charges	65	82					
Corporate Dues				305			10.00
Legal Services	1,070	230		900			845.00
Liability Insurance	668	625	830	900	850.00		171.26
Office Supplies	537	50	246	400	500.00		134.74
Postage	235	199	205	150	250.00		
Printing	114	50		100	150.00		
Property Management	3,376	3,194					
Property Mgr (fuel)	219	100					
Property Tax	644	152	666	200	350.00		
	7,195	4,982	2,448	2,755	2,425.00		1,161.00 (Weed Control eliminated)

Total Expenses	64,223	53,231	115,415	92,980	71,305.00		57,606.34
Net Income (Loss)	2,840	7,852	(21,680)	382	2,554.00		5,561.03