

Aspen Cove HOA Board Meeting
 Friday, August 20, 2021 6:30 p.m.

Seastrand Cabin

Corrected 9/16/2021

	<p>Welcome</p>																								
	<p>Roll: Dan Allen, Bob Dal Ponte, Scott Jarrett, Scott Harding, Allen Rowe, Bob Ballantyne, Bonnie Seastrand. Bob Conner is out of town.</p>																								
	<p>Secretary: May 2021 Minutes June 2021 Minutes June 2021 (Member work Meeting) There was a motion to approve the May, June and June Member meeting minutes by Dan Allen with a motion to approve by Scott Harding and a 2nd motion to approve by Scott Jarrett. All in favor to approve the above minutes.</p>																								
	<p>Treasurer: There has been another incident with the auto payment to the Erikkla's, it was once again refunded back into the account and not sure why this is happening. This is the 2nd time. When looking at the budget it is not in here this time. There is a negative and a positive. Checking: \$38,008.10 Reserve account: \$39064.08 Total: \$77,072.18</p> <p>Bills to be paid...</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Vendor</th> <th style="text-align: left;">Invoice #</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Comments</th> </tr> </thead> <tbody> <tr> <td>Southeastern Utah Health Dept</td> <td>1941</td> <td>\$ 15.00</td> <td>Water test</td> </tr> <tr> <td>Dan Allen</td> <td></td> <td>\$ 38.57</td> <td>Padlocks for back gate</td> </tr> <tr> <td>MK Erkkila</td> <td>5821</td> <td>\$ 550.00</td> <td>Water Service (Auto pay)</td> </tr> <tr> <td>Waste and Water Logistics</td> <td>120720</td> <td>\$ 70.00</td> <td>Toilet Service</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">\$ 673.57</td> <td></td> </tr> </tbody> </table> <p>Motion to approve the bills to be paid by Bob Dal Ponte, with a 2nd by Allen Rowe. All in favor to approve the bills to be paid.</p> <p>\$750.00 to go to the bank (3 transfer fees to be deposited) The bank sent a transfer fee for the lot that is owned by Lyon, but Curtis has not seen the check, he has asked the bank to see if the check has cleared and it has not, they will send a new check and stop the original one. That will make 4 transfer fees. Lot 124 has been sold to McCombe -previous owner S. Jarrett Lot 6-sold to Jeremy ?- previois owner L. Poloni Lot 9-Gibson- previous owner J. Tomadakis Lot 35- Lyon – previous owner J. Baadsgaard Current spread sheet was handed out to Bonnie.</p>	Vendor	Invoice #	Amount	Comments	Southeastern Utah Health Dept	1941	\$ 15.00	Water test	Dan Allen		\$ 38.57	Padlocks for back gate	MK Erkkila	5821	\$ 550.00	Water Service (Auto pay)	Waste and Water Logistics	120720	\$ 70.00	Toilet Service			\$ 673.57	
Vendor	Invoice #	Amount	Comments																						
Southeastern Utah Health Dept	1941	\$ 15.00	Water test																						
Dan Allen		\$ 38.57	Padlocks for back gate																						
MK Erkkila	5821	\$ 550.00	Water Service (Auto pay)																						
Waste and Water Logistics	120720	\$ 70.00	Toilet Service																						
		\$ 673.57																							

	<p>Outstanding balance is \$5274.00 Jeb Baker lot 5 Steven Bearnson lot 91 Mark Kehl lot 120 Simonson lot 55 Warnick lot 62 Nord lot 4-wants his park pass but has not paid the bill. Still has not paid. Shenk lot 125</p> <p>New computer for the secretary, send the receipt to Dan for payment</p> <p>Motion to approve the financial report by Bob Dal Ponte, 2nd by Scott Harding. All in favor to approve the financial report. All were in favor.</p>	
	<p>Activities Since Last (June) Meeting: Delineator Posts for the dugway were purchased by Dan Allen, they have been installed. Dan has asked James to pull out the old bent, damaged ones which has not been done yet.</p> <p>Dan was hoping that the weeds that were taken out at the common area were left there for 2 months...he finally took them to the dumpster.</p> <p>There has been a lot of rain, with thunder and lightning. One night there was 4" of rain. Some of the culverts had to be cleared out with a shovel, which James did,</p> <p>The fence has been finished, Engar's had another group of volunteers finish what was started at the June work meeting. It looks super nice, thanks for finishing the job.</p> <p>The tower by Dan's house is up and running. There are a couple of people that have the service.</p> <p>Fires are now allowed in the fire pit on your property</p>	
	<p>Weed Control: Allen Rowe did a weed check this weekend, there are maybe 40 lots with a problem, Allen will spray again down the dugway and the back gate. The parking lot at the common area that will need to be sprayed. Allen will send me a list of lots that need to have the weeds taken care of. I will send it out.</p>	
	<p>Renting of Cabins: There was a conversation about increasing fines for those that are renting. Allen Rowe called and talked to the owners of lot 67. He claimed he has 10 brothers and sisters and he states that they are not renting, but just charging a cleaning fee to family members using the cabin. There is not a listing on any online rental website for any cabins in the HOA.</p> <p>It was suggested that we add something about renting cabins in the architectural forms or in the welcome to Aspen Cove messaging.</p>	

	<p>Dan suggests that the process to make changes to fines is in a gray area...it requires a 60% vote of the lot owners which is almost impossible. The best way to handle this is to put it on the agenda for the January annual meeting and get the feedback from the lot owners. The entire association needs to be in agreement to make changes in this area.</p>	
	<p>Newsletter: Thanks to Scott Harding for getting this done. It was a good read. It was suggested to make sure that all the new lot owners received this newsletter. There was a conversation about the email addresses that we are missing.</p>	
	<p>Architectural Committee: Robertsons-lot 94 with a pad that is being done. Pulham-lot 97 Neubert-lot 68 Kitchen-#80 Lot 55 foundation and footings are done. Ivins have an amended plan that will be sent for approval when he receives a stamped copy. There was one lot that had a part that was suggested to make a change on the White lot. Steel siding was an option that was suggested be changed, they were asked to make that change and they were okay with making the change. There is a concern that the Caldwell lot is maybe building something... this should probably be sent to the board for approval. Bob Ballantyne will go and talk to them about what is going on.</p>	
	<p>Tax issues: Bob went to the International Days in Price where he spent many hours talking to people that were unhappy with the taxes. It is baffling that the increase was 20%. There was no intention to change the taxes when the carbon country meeting was held.</p>	
	<p>Common area: Jared said that there are a couple of people that would be willing to come and give a bid to do the tennis court but it would be sometime next year. Jared will need to follow up with these people.</p>	
	<p>Back Gate: Dan had a conversation with Scott H. about the back gate, it has been challenging to keep it working with the locks being cut off, not working, etc. Dan bought some better locks that are different than the ones that we have been using. Scott is putting a gate in at his house, it might be a good idea to put a similar electric gate here as well. In the winter we can use the cable as in the past. The locks have been found hanging, cut off, this is a constant hassle. Possible cost would be a couple thousand dollars. Scott Jarrett was asked to talk to his friend about the back gate. He will talk to them this week. It would be nice to have some kind of a different product at the back gate.</p>	

	<p>Water system: Bob D received a phone call from James E. about 30 minutes before the meeting saying that the main circuit board at the pump house has fried again. It may have happened 2 weeks ago on a Sunday at the same time Bob's entire solar panel system was also fried. There was a lightning strike that caused the problem. It fried the printed circuit assembly. This also happened last year as well. Bodec fixed that last circuit board so that this will be the replacement that will be done as soon as possible. Bob will get with James to get this taken care of, right now they are manually filling the tank.</p> <p>Right now, Scofield is out of water. The springs have dried up and will be charging fines to residents who violate restricted watering guidelines.</p>	
	<p>Meeting adjourned: 8:15 pm</p>	
	<p>Next meeting: September 17 Allen Rowe Cabin October 15 Scott Harding Cabin</p>	

Checking Account Balance \$ 38,008.10
 Reserve Account Balance \$ 39,064.08

Aug-21

	Average 2012-19	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Actual
Revenue						
HOA Dues					\$ 73,660	\$ 71,273.00
Collections-Past Due Accounts					\$ 3,000	\$ 4,994.00
Leasing Water Shares					\$ 2,500	\$ 2,554.50
Other-Impact Fees, Interest					\$ 4,000	\$ 7,500.00
Total Revenue	\$ 67,064	\$ 93,735	\$ 65,765	\$ 72,065	\$ 83,160	\$ 86,321.50
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,420	\$ 6,920	\$ 7,119	\$ 6,780	\$ 7,000	\$ 3,150.00
Water Shares	\$ 1,000	\$ 1,332	\$ 1,097	\$ 1,350	\$ 1,250	\$ 1,286.26
Water System Maintenance	\$ 5,908	\$ 24,775	\$ 745	\$ 4,000	\$ 1,500	\$ 2,345.00
Power	\$ 4,726	\$ 5,952	\$ 4,144	\$ 4,500	\$ 4,500	\$ 2,562.55
	\$ 14,054	\$ 38,978	\$ 13,105	\$ 16,630	\$ 14,250	\$ 9,343.81
ROADS						
Dust Control	\$ 7,302	\$ 10,702	\$ 10,643	\$ 10,500	\$ 10,750	\$ 10,617.22
Road Maintenance	\$ 7,276	\$ 3,620	\$ 5,904	\$ 6,500	\$ 6,500	\$ 14,208.05
Snow Removal	\$ 15,150	\$ 47,831	\$ 21,447	\$ 20,000	\$ 21,000	\$ 8,688.00
	\$ 29,728	\$ 62,152	\$ 37,993	\$ 37,000	\$ 38,250	\$ 33,513.27
MEMBER SERVICES						
State Park Passes	\$ 9,339	\$ 9,375	\$ 9,375	\$ 9,450	\$ 12,700	\$ 9,500.00
Common Area Maintenance	\$ 1,256	\$ 1,150	\$ 1,672	\$ 2,500	\$ 1,500	\$ 778.47
Annual Mtg/Mbr Service	\$ 130	\$ 30	\$ 20	\$ 100	\$ 100	
Website Management	\$ 35	\$ -	\$ 130	\$ 100	\$ 175	\$ 53.12
	\$ 10,758	\$ 10,555	\$ 11,197	\$ 12,150	\$ 14,475	\$ 10,331.59
GATES/SECURITY						
Gates - Maintenance	\$ 1,576	\$ 30	\$ 1,820	\$ 700	\$ 500	\$ 450.26
Gates - Comms & Controls	\$ 507	\$ 1,252	\$ 1,175	\$ 900	\$ 1,250	\$ 521.01
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500	
	\$ 2,488	\$ 1,282	\$ 2,995	\$ 3,100	\$ 3,250	\$ 971.27
ADMINISTRATIVE/GENERAL						
Corporate Dues	\$ 57	\$ -	\$ 334	\$ 325	\$ 350	\$ 10.00
Liability Insurance	\$ 668	\$ 830	\$ 845	\$ 850	\$ 850	\$ 980.00
Office Supplies	\$ 537	\$ 246	\$ 173	\$ 500	\$ 1,000	\$ 102.74
Postage	\$ 235	\$ 205	\$ 179	\$ 250	\$ 250	\$ 220.00
Property Tax	\$ 644	\$ 666	\$ 220	\$ 350	\$ 250	
	\$ 2,141	\$ 1,948	\$ 1,751	\$ 2,275	\$ 2,700	\$ 1,312.74
Total Expenses	\$ 59,169	\$ 114,915	\$ 67,041	\$ 71,155	\$ 72,925	\$ 55,473
Contribution to Reserve Fund					\$ 9,794	\$ 9,794
Net Income (loss)	\$ 7,895	\$ (21,180)	\$ (1,276)	\$ 910	\$ 441	\$ 21,055



**RESOLUTION OF BOARD OF DIRECTORS
Of
ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION**

Whereas the board of directors of ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION, through authority granted under Article II of the Declaration of Covenants, Conditions, Restrictions, Assessments, Liens, and Easements as Amended July 28, 2016, is empowered to conduct the affairs of the Association. This includes the power to “establish, fix and levy assessments” (Section 2.3(a)); and to “adopt, amend, and repeal its rules” (Section 2.3 (d));

Whereas it has become common practice in the State of Utah for owners’ associations to levy a transfer fee upon the change of ownership of lots and homes in order to compensate the association for administrative cost associated with such transfers;

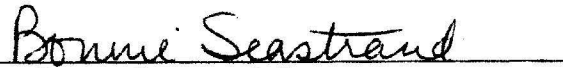
Whereas the association through its treasurer initiated the practice of assessing a \$250 fee upon the transfer of ownership, beginning December 2020.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION hereby authorizes Curtis Steele and his successor treasurers to assess \$250 transfer fees upon transfers of ownership of properties in Aspen Cove at Scofield.


Approved: August 20, 2021



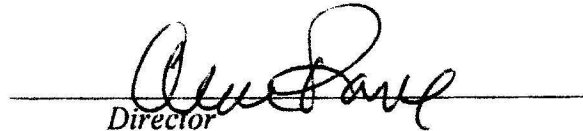
Daniel D. Allen, President




Bonnie Seastrand, Secretary




Director



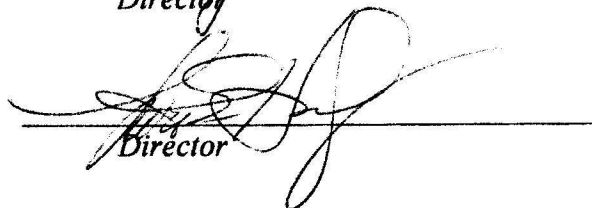
Director



Director



Director



Director



Director