

From : ROGER H. NELSON &amp; ASSOCIATES

PHONE No. : 801 582 7735

Jul. 27 1997 10:52PM P01

**Minutes—First Organizational Meeting  
Trustees of the Aspen Cove at Scofield  
Homeowners' Association, Inc.  
A Non-Profit Corporation**

**January 8, 1997**

Upon being duly notified in writing, the First Organizational Meeting of the Trustees of the Aspen Cove at Scofield Homeowners' Association, Inc., a Non-Profit Corporation was held at 2662 Skyline Drive, Salt Lake City, Utah 84108. The meeting was called to order by Roger H. Nelson at 10 a.m.. A motion was made by Mark L. Nelson that Roger H. Nelson serve as Chairman and Secretary for this meeting. That motion was seconded by Deanne Nelson and carried unanimously. All five Trustees/Members of the Management Committee were in attendance:

Roger H. Nelson  
DeEtte M. Nelson  
Steven L. Nelson  
Mark L. Nelson  
Deanne Nelson

The first item of business was discussion and enactment of the Bylaws of the Corporation. With the exception of a few specified duties of identified members of the Trustees and Management Committee, most of the duties and responsibilities of the Trustees are clearly spelled out in the CC&R's of Phase I, Aspen Cove at Scofield. After considerable discussion and deliberation, the Corporation Bylaws which are attached to these Minutes were proposed. A Motion to approve the Bylaws was made by DeEtte M. Nelson; the motion was seconded by Mark L. Nelson and the motion carried unanimously. The Bylaws constitute part of these Minutes and are attached hereto.

There being no other business until another special meeting is called; or until the annual meeting is held as specified in the Articles of Incorporation, it was moved by Steven L. Nelson that the meeting be adjourned; this motion was seconded by Deanne Nelson and was carried unanimously.

The meeting then adjourned at 1:12 p.m.

  
Roger H. Nelson, Secretary & Chairman

**BYLAWS—Aspen Cove at Scofield  
Homeowners; Association, Inc.  
A Non-Profit Corporation**

**Corporate Governance**

Until such time as the first annual meeting of the Homeowners' Association, Inc. is held, Mark L. Nelson, 1657 West Ute Road, St. George, Utah 84790 shall serve as the designated Agent for the Corporation.

Mark L. Nelson is also designated by the Trustee/Management Committee to bill homeowner's dues to owners of lots; collect such dues; open a checking account which shall be used to pay for all necessary maintenance, purchase of annual Park passes from the Division of Parks and Recreation; and pay for any and all other necessary maintenance required under the CC&R's of the Association.

Mark L. Nelson shall maintain complete financial records; take any actions necessary to enforce payment of owner dues; and make a complete financial and facilities status report at the next Annual Homeowner's Association Meeting.

**Architectural Committee**

The entire Trustee/Management Committee, consisting of the current five members shall also serve as the Architectural Committee to review, modify, and/or approve all plans submitted by Homeowners prior to their building on their respective lots. This committee shall serve in this capacity until the next annual Homeowner's Association Annual Meeting.

**Owners' Compliance With CC&R's**

Steven R. Nelson, Deanne Nelson and Roger H. Nelson shall be designated to routinely watch for owner compliance with the CC&R's. Any violations shall be reported to the entire Trustee/Management Committee and that Committee shall either contact the owner personally and discuss any violation; or if that does not correct the problem, the Committee shall designate one of its members to take more formal action—in the form of letters; enforcement, legal action or whatever other action may be deemed appropriate.

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**Subdivision Maintenance & Enhancement**

Roger H. Nelson and Mark L. Nelson shall serve as a maintenance and enhancement committee. This committee will watch road conditions, oversee water quality and service maintenance, and act as liaison with Utah Power & Light in their service to the subdivision. This committee will also take suggestions for improvements, new common area facilities, and based on financial feasibility make recommendations at the next annual Homeowner's Association Meeting.