

ASPEN COVE AT SCOFIELD
HOMEOWNER'S ASSOCIATION
Board of Directors
Minutes of Meeting – April 9, 2002

The semi-annual meeting of Aspen Cove Homeowner's Association Board of Directors was held on Tuesday, April 9, 2002, at 7:30 p.m. at Mark Nelson's home in Mapleton, Utah. The following Board members were present: Mark Nelson, Dennis Blackburn, Steve Caldwell, Doug Cloward and Sandra Green.

- I. **WELCOME** *Mark Nelson*
Mark Nelson welcomed the Board members and conducted the meeting.

- II. **FINANCIAL REPORT** *Mark Nelson*
Mark Nelson presented the Profit & Loss Report for January 1, 2001 through December 31, 2001 along with a Projected Annual Expense Report (budget).

- III. **OLD BUSINESS** *June 30, 2001 Meeting*
 - A. Scofield State Park - Will install a culvert and build up the road between Scofield State Park and the gateway. This work will be completed by May 10th along with repaving of the parking lot at Madsen Bay boat launch.
 - B. Signage – Installation of speed limit and other signage will be completed prior to June 1st. The poles for such signage are already installed.
 - C. Common Area:
 - 1. Volleyball poles have been installed and a net will be purchased by the Association. Association members will be responsible to provide and store their own equipment, i.e., volleyball, basketball, horseshoes, etc.
 - 2. Purchase of a swingset was previously approved. Installation will begin when sand and roadbase are delivered to the common area.
 - D. Trees - Will be planted around the water tank to aid with concealment.
 - E. Lot 7 Foreclosure – Lot is now owned by Zions Bank. Mark Nelson will seek legal opinion to determine if Association has recourse for collecting unpaid Association dues.
 - F. Water Tank (level control) – An ultrasonic level transmitter has been installed on the tank with a new control box located in the well house.
 - G. Booster System - The booster system has been upgraded to multiple pumps by developer. Mark Nelson will provide laminated copies of pump information and settings. Manuals and other information will be displayed in the storage shed, well house, water tank area, etc.
 - H. Dust Control - Results of Dust Chem application of magnesium chloride to a one-mile test area were evaluated. A touch-up may be needed in the dugway where water may have washed away the treatment. In general, the results of the application proved satisfactory.

IV. NEW BUSINESS *Board Members*

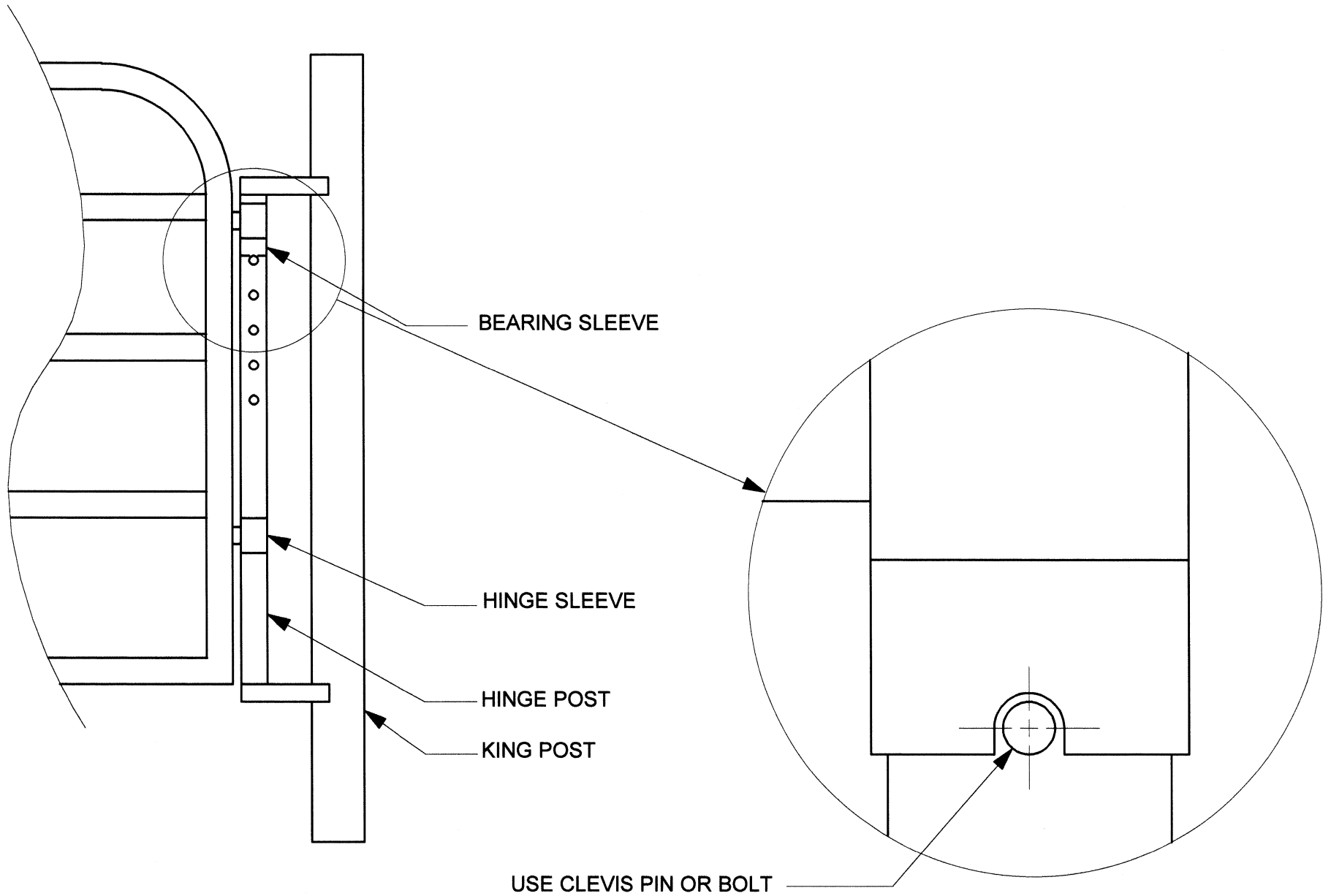
- A. Entrance Gate – Several options were discussed to prevent future damage to the gate: (1) relocate gate trigger so gate is raised sooner; (2) relocate gate closer to county road and use both gates with the smaller gate being stationary having the capability to open for wide vehicles; (3) relocate entire gateway entrance including garden areas closer to state road; (4) or relocate gate closer to county road and use 14' gate only adding fill to create a larger turn-in area. The area needs to be measured and a proposal generated to include costs associated with the above options.
- B. Back Gate Entrance – Warren Stratton designed a back gate with an adjustable pin to allow raising and lowering the gate (attached). The width of the gate would allow access for ATV's and snowmobiles only. Doug Cloward made the motion to approve a budget of \$300 for material. The motion was seconded by Sandra Green.
- C. Waterline in Phases II & III – Carson Excavation installed improvements for phases II and III. There has been freezing of water laterals in phase III in two known places. Laterals on west side of phase III are not at the proper depth by the time they get to the lot line (Mike Green measured 4 feet.) Phase II main line has frozen in two suspected places. Carson Excavation needs to correct deficiencies known and pot hole and check other areas of phases II and III. After discussion of how to eliminate freezing pipes in the future, it was suggested that weeping at line ends would be a possible solution.
- D. Waterline – Waterline in close proximity to Allred's became frozen even though it was installed at 6' depth. Steve Caldwell expressed concern about liability of Association for waterlines if they have been properly installed and still freeze. The following policy was established: If pipes become frozen, Association will dig up waterline to verify depth (code requires a minimum of 5 feet of cover).
- E. Dust Control - It was proposed that Dust Chem be applied to phases II and III. Any leftover material will be used to touch up phase I. The cost would be approximately \$3,500 (\$1,750 per mile plus roadbase).
- F. Association Dues – Mark Nelson indicated the cost of an all-state park pass has increased \$20. A single park pass is no longer available. Association members will be asked to prepare for a \$20 increase in next year's dues. Discussion followed which addressed an additional increase in dues.
- G. Mike Erkkila – A suggestion was made to contract with Mike Erkkila for water system maintenance, snow removal, weed control, maintenance of road and common area, etc. After discussion, it was decided that Mark Nelson will review responsibilities with Mike Erkkila and get input on workload he is willing to assume. Compensation for work will be discussed at next meeting.

V. SCHEDULE HOMEOWNER'S ASSOCIATION MEETING *Mark Nelson*

The proposed date for the next Homeowner's Association Meeting is Saturday, June 1st, at 11:00 a.m. at the common area.

- VI. SCHEDULE NEXT BOARD MEETING *Sandra Green*
The Board of Directors will meet prior to the June 1st Homeowner's Association Meeting (date and time to be determined). A meeting may be held at 9:30 a.m. on June 1st, if determined necessary.
- VII. ADJOURNMENT
The meeting was adjourned at 12:20 a.m.

WARRENS GATE



Brandun Warren



Mark L. Nelson
 Tel: (801) 489-7727
 Fax: (801) 489-7737

FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: (801) 246-1906

To: SAUBRA GREEN & OTHER BOARD MEMBERS

From: Mark L. Nelson
 (Owner/Agent)

Date: 4/10/2001

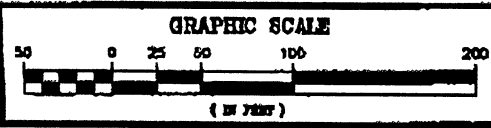
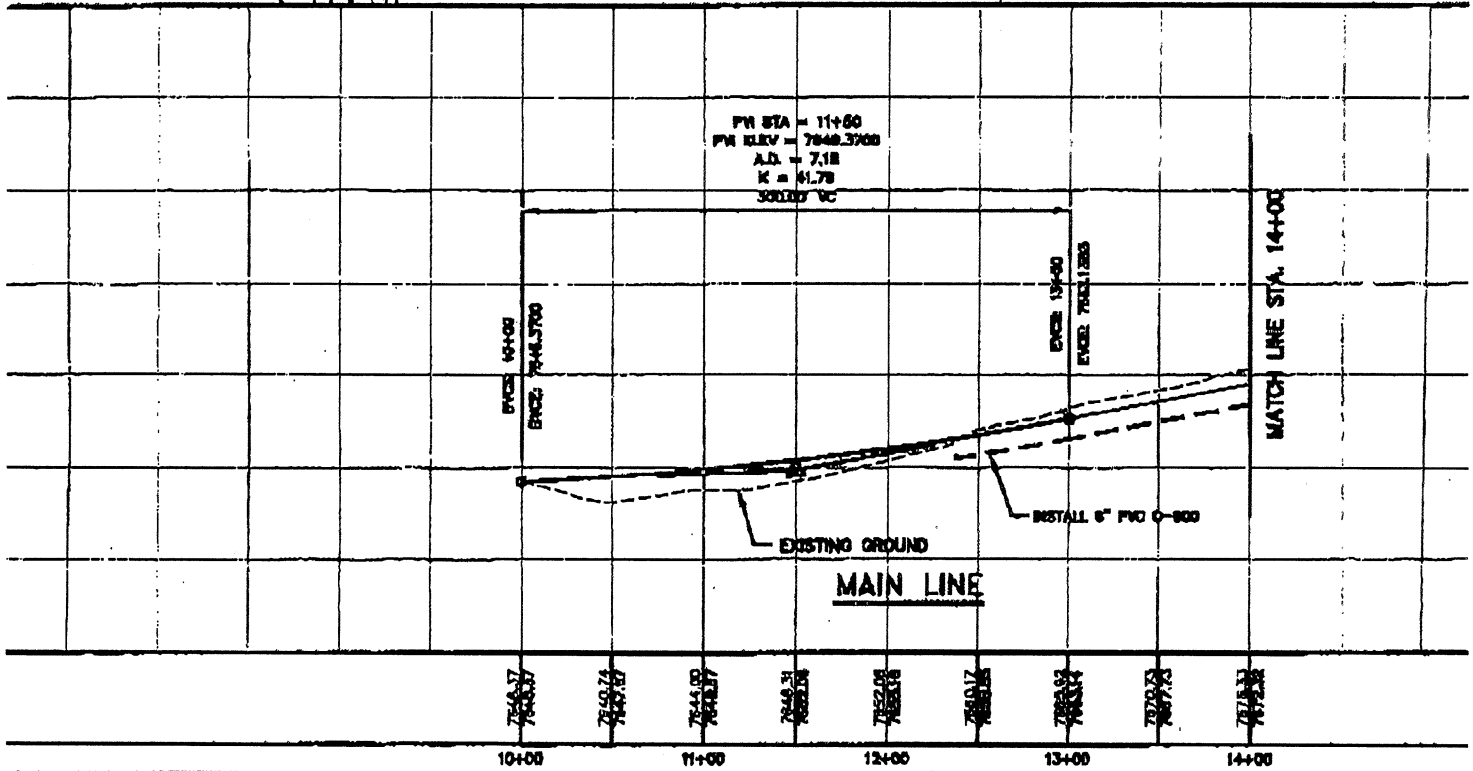
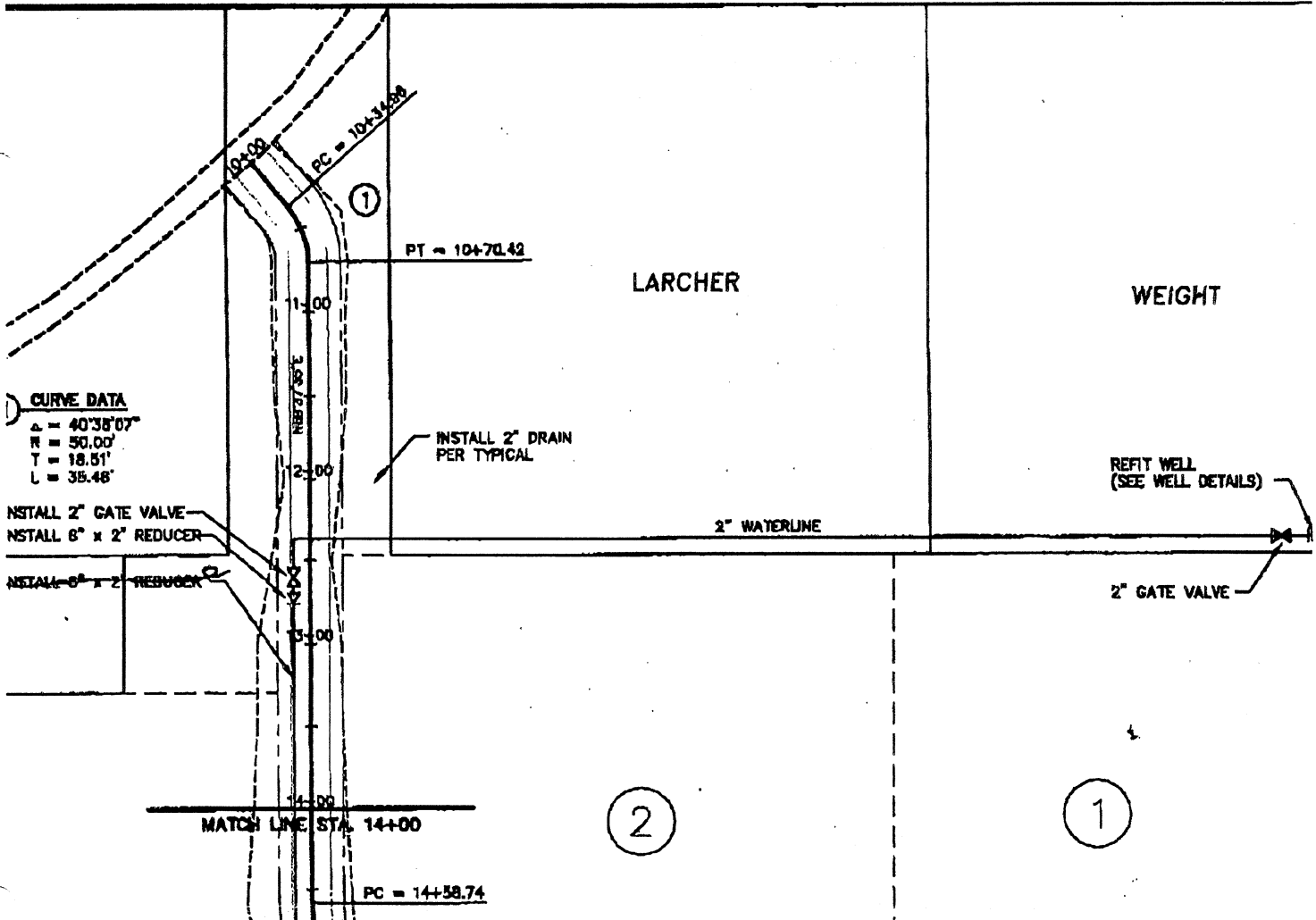
DOCUMENTS	NUMBER OF PAGES
GENERAL NOTES ON ASPEN COVE WATER SYSTEM EXHIBIT 1 (I HAVE CIRCLED & * WATER DEPTH)	1
OTHER PART OF PAGE 1 (NOT RELEVANT EXCEPT TO SHOW YOU THE ENTIRE 11" X 17" PAGE)	1

COMMENTS:

I FOUND A PACKET FOR THE WATER SYSTEM APPROVAL THAT WAS SUBMITTED BY OUR ENGINEERS. THIS IS HALF OF AN 11" X 17" PAGE THAT SHOWS "AN WATER LINES TO HAVE 5 FEET OF COVER." THIS IS PART OF PAGE ONE THAT SHOWS GENERAL NOTES. THE COMPLETE PLAN ALSO SHOWS: LOT LAYOUT, ELEVATION, WATER SYSTEM DESIGN, PRESSURE(S), DETAILS, ETC... PLEASE LET ME KNOW IF YOU HAVE ANY OTHER QUESTIONS.

THANKS,
 M. Nelson

* NOT COUNTING COVER SHEET.
 IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (801) 489-7727.



**ASPEN COVE @ SCOFIELD
PHASE I**