

Aspen Cove Board Meeting
November 20, 2010

Held at Bob and Kathy Fairbanks cabin

In attendance: Bob and Kathy Fairbanks, Mike Green, Wes Marx, Clay Frandsen, Andrea Brady, Randy and RaNel Webster

Minutes from the August 14, 2010 meeting read by RaNel Webster, voted on and approved as read.

Bob asked each member present why did they buy in Aspen Cove. Discussion as to why each person bought here. Many mentioned amenities and price. Close to home for some, water recreation. The area is clean and uncluttered. Bob wants to do a survey to the homeowners, make them remember why they bought here. Ask them why they bought. What are some of their concerns about the association and property. What about fines? Has anything happened that concerns you? We want to keep our home values up and by maintaining our association we can. It was suggested that the survey to be sent with the billing and notice of the annual meeting. Another question to be asked in the survey is what their occupation is. We want to be able to use the members for things that we need if we can.

Fines were discussed and what infractions could result in fines: Trailers on property, fires left burning in a fire pit over deer hunt weekend. Double driveways could have a fine, height restrictions, speeding on a four wheeler. Bob says he doesn't want the money – he wants the acceptance and rules and regulations because that is what you bought. You agreed to abide by the rules when you bought your lot/cabin here.

Board Positions were discussed. Bob suggested that the person named today be the head of the committee and then assemble more members to help. It could be other members of the board or members of the association. Architectural committee: Wes Marx. Find out the CCR's and how to enforce them. Have things spelled out explicitly and we need to go forward and understand what the rules and regulations are. Once a set of plans is given to the committee they have 14 to 17 days to get back to the people. If we don't get back to them, then it is an open way for them. It was suggested that all plans be automatically rejected until the committee meets – which could be six times a year. Have to have three signatures from the architectural committee. This may not be practical since there may be time deadlines to starting the cabin because of weather. The County is not suppose to issue a building permit until it has been approved by the architectural committee. Bob has some forms that we could use that would help follow the steps to get the plans approved. Bob has a file of each lot and is taking pictures of the cabins to see what is approved and what is not. We need document what correspondence has been sent or received for each property. Any improvements to the property must be approved by the committee. All landscaping, fire pits, fencing, signs, any changes to your property has to be approved by the committee.

Water: Randy Webster with Mark Page continuing to help. Mark does the testing. John Ward understands the water system. Clay suggested that each member of the board understand the water system by taking a tour and learning what takes place to make the system work. Roads: Mike Green and Bob Fairbanks. We need to keep them well maintained. If you let them go too long, you are doing repair and not maintenance. No trailers are to be brought up into the association after Nov 1. We have had some problems recently with cement trucks coming up when the roads are muddy. If the causeway is blocked the person is \$85.00 per hour that it is blocked. CC&R state that four wheel drive is required during the winter.

Common Areas: Marshall Meier. It is important and we learn where they are all at and then keeping them maintained.

RaNel Webster will be the Secretary. Bob asked that she also be in charge of the entrance using the bulletin board that was placed there last year. A copy of the rules and regulations could be posted there. Bob would like to see a quarterly newsletter sent to all the members. It could include such things as suggestions on how to maintain you septic tank, reminders of some of the CC&R's etc. Send it out by email.

Finance Committee: Andrea Brady

Bob Fairbanks to oversee the property management

CCR: Compliance Clay Frandsen and Bob Fairbanks.

Current Items of Business

Finance: Andrea reported that we have checking \$690.00 savings \$55,264.00 She has received bills of \$1,000 in property taxes that be paid by the end of the month. There have been calls from title companies that three lots have been sold. Pritchers lot and cabin has been sold and there may be some lawyers may be buying into the property. Caldwells sold their property. Lot 14 has also been sold. She handed out copies of the budget. She will send an invoice on the fines for the fire left burning unattended in the fire pit over deer hunt weekend. Also for the trailers left parked at the other cabin. Had an audit on the financial computer and it all checked out and everything was fine. Last year it was audited quarterly and everything was fine. \$175 fee for paid for the entire year. Clay asked about some delinquent accounts: Ryan and Jana Clark still have a lot. Daren Nord still owes money and Andrea has gotten a new address for him. Joe Shenk lot 125 is behind also. The State park was suppose to pay \$500-\$1000 to help with the repair of the road from the state park to the gate. They haven't paid yet, and Clay will follow up with them.

Andrea, Bob and Clay will get together to propose a new budget for next year to present at the HOA meeting.

An idea was discussed that a service project could be given to members that they could perform and get credit toward their dues. A proposal would have to be made to be presented at the Homeowners Association Meeting in January. There is a Road impact fee that homeowner pay when they build. Helps maintain roads.

Question was asked about getting a new directory. RaNel will check with Nan Theobold to see where the directory is.

Rear Gate: Has been repair and destroyed three times. The problem is that after the gate is opened it swings too hard and the hinges are breaking. Fence post was put in place for the gate so that it won't swing open too far. It was suggested that a rod be placed on the gate so you would have to lift it up to open it, then the rod would drag in the dirt and stop the gate from going too far. It was suggested by Clay to lock the big gate with a combination that only a few people know. Then leave the little gate with the same combination lock for ATV's. Concerns were expressed about this secondary exit not being readily available in case of a fire. In wintertime leave the gate open for the snowmobilers and put cable with reflectors on it. Any changes made would have to be presented at HOA meeting.

Fire Trailer is parked at the common area. It needs to be identified so that people know that is what it is and not just someone's trailer being parked in the common area. A motion was made to have a decal made to identify the trailer. It was seconded and passed. Wes Marx will contact Wilson's to have the sign made. He will talk to them about donating it or Bob said we had money and could pay for it.

Compliance issues and fines: Fined for a dual driveway and having trailers on the property. Letter was sent to the Brownings
Copy of letter was read. And their response was read also. Article five of the CC&R's talk about trailers. The Kearns driveway is still not in compliance. Board told him to combine them into one driveway. He has put in a culvert, and narrowed it down somewhat. Still needs some work. Baadsgard has requested to keep both driveways. Bob told him verbally that the two driveways had been denied. He was told to submit a plan of what he wanted and how it would look next spring.

A question was brought up about the width of a driveway. Board needs to be consistent in what we are trying to enforce. Where are the CCR? How can we get a copy? The Secretary should have a copy. RaNel will check with Carbon County to get a copy and she will keep an electronic copy of them to forward on to anyone who needs them. There are five phases to the association.

Window tags were discussed: These would be to identify vehicles that belong to association members. This would include Recreational vehicles, ATV's, Trailers and Cars. Visitor tags would be given to for use while they are guests here. It will help identify those who are on the property. If there is a problem, the tag can be traced to the proper cabin. This needs to be discussed more to decide how to implement.

Annual Association Meeting in January: Bob Fairbanks said that they could get the Boys Scout Building. It was suggested that the Association members be notified to submit questions they wanted to discuss before the meeting and they will be added to the agenda.

Agenda items and those questions that had been submitted would be discussed at the meeting. Nothing else would be discussed.

Clay talked about the Washington's cabin and how it has not been completed. The outside needs to be finished within one year and then the inside can still be worked on. A letter needs to be sent to them. The Peck's have been sent a letter about putting in the culvert at their driveway. He has not complied yet. Clay met with the county commissioners about Aspen Cove. First Property Tax notices that were sent out had a garbage tax assessment and he asked about that because it had been removed. That will return next year. It will be a \$75.00 fee for garbage removal. He talked with them about the common areas that are non-buildable. They were not very sympathetic to our problem. He asked for help with the roads, but they said they couldn't help because we are a PUD. Clay told them that if they wouldn't help with roads, fire protection, or police protection, then our taxes should go down. He found out that the commissioner that is over this area has a cabin on the other side of the lake and we can contact him with problems. Clay said he would let things calm down a little bit and then ask them to bring in some road base to help us. The county has backed off of putting the fire station and police sub station in the overflow area in the state park because there just is not enough population here. Clay is requesting to be put on the list to find out when the meetings are and he will attend and keep us advised as to what is going on.

Wes suggested about banding together with other homeowner association in Pleasant Valley to work together to get some things done with the county. Bob agreed that this was a good idea.

Bob asked Mike Green to check into what other associations are charging for their dues. We want something to compare to what we are charging and to find out what services they get. He got information from Mountain Home, Gooseberry, Fairview Lakes, Pine Mountain, Aspen Cove (see attached sheet.) We are right in line with other associations.

Mike Erkala's contract has been renewed. It is an open ended contract and does not need to be renegotiated. He is still going to be taking care of the roads and snow removal.

Misc. Items were discussed about Property Management the pros and cons of having an onsite manager and whether it is worth the money that we spend to keep a manager.

Front Gate maintenance: Mike Green has a contact for fixing on the gate if we need to have a second person to work on the gate. It was agreed that we need someone else to fix it. Clay said that they guy who has been working on it said we need a new gate. The parts are getting worn out and we may need to look at a new one. It was agreed that we need a second opinion on the gate.

Bob thanked the board for serving. Date for HOA meeting January 26 2011. The Next Board Meeting will be January 8th at Bob and Cathy Fairbanks cabin. 9:30 am

Motion for adjourned at 1:10 pm

