

Aspen Cove at Scofield HOA Board Meeting

December 1, 2023 Jared Edwards cabin 6:30 pm

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| | <p>Roll Call: Scott Harding lot 64, Bob Conner lot 30, Bonnie Seastrand lot 38, Jared Edwards lot 84, Bob Dal Ponte lot 19, Curtis Steele lot 122, Keith Cartwright lot 89, Jake & Nadine Wilson lot 35, Niel & Nicole White lot 127, Todd & Tiffany Jones lot 76, Scott Jarrett not in attendance.</p> | |
| | <p>Jared created a list with information about each job. If there is something that you would feel that you would do better or help with talk with Jared.</p> <p>There was a list created with information about Aspen Cove. This will not be available to all lot owners. It was suggested to be put on a google docs form.</p> | |
| | <p>Secretary: No minutes were available.</p> | |
| | <p>Treasurer: The budget has been reconciled. Checking account \$42,147.58 Reserve account \$23,139.13</p> <p>Past due list was passed out. Anyone that has a balance included late fees, 2 special assessments and HOA dues.</p> <p>2024 possible projected budget... With this budget there will be a shortage of about \$1000.00. Most of the budgets were the same as last year.</p> <p>Motion to pay the bills by Bob Conner, 2nd by Bob Dal Ponte. All that were in attendance approved to pay these invoices.</p> | |
| | <p>Reserve Account.</p> <p>Discussion on raising the dues or doing a special assessment for the reserve account. If each lot owner paid \$500.00 special assessment, this would give us \$65,000.00 to put straight into the reserve account. This would be pitched at the Annual meeting and contingent on the snow removal.</p> | |
| | <p>Issue: Combination of 2 lots...people that combine 2 lots should they still pay for the 2 lots? The thought is that if you have combined 2 lots with the purpose of saving 1 HOA fee or 5 HOA dues and then down the road saying I am done and then undoing the combination and then selling the lot/lots is not right. Either you do or don't combine them.</p> | |

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| | <p>Voted by previous board...if you purchase 2 lots or more lots, then you pay for each lot.</p> <p>Several lot owners have multiple lots, and it was agreed by all board members that each lot should be paid for regardless of whether they are combined or not.</p> | |
| | <p>Park Passes were discussed.</p> <p>If you want a different park pass, you need to let a member of the board know that before the passes are purchased.</p> | |
| | <p>Gate</p> <p>The gate was damaged last year, due to possibly being too heavy. It was suggested by Todd Olsen that the gate needs to be lighter and to possibly cut every other slate out. It was also suggested to turn the gate off if it is a bad snow year.</p> | |
| | <p>Dust Control</p> <p>The main road is done every year, the off shoots are done every other year.</p> | |
| | <p>Roads:</p> <p>Before the dust control gets done, the gutters should be cleared out of all garbage.</p> | |
| | <p>Water report:</p> <p>It was suggested that Jack get with James about the water reports. Jared would like someone to look at the report.</p> | |
| | <p>Common area: To Winterize the common area</p> <p>Take down the net, stack the tables, and possibly put a lock on the tennis and basketball courts.</p> | |
| | <p>Weed Management:</p> <p>Send a letter to remind people to take care of the weeds on their lot.</p> | |
| | <p>Architectural Committee</p> <p>Jared sent a letter to those on this committee.</p> <p>The Jensen's plans were just approved, and they have paid the required fees to build.</p> <p>Send plans that have been approved to board and Bob Conner will upload to the drop box.</p> <p>If they are not complete after 2 years, there needs to be some contact with the lot owner. There is not a problem now, but if we allow this, then all the other rules, trailers, etc should be discussed.</p> | |
| | <p>New business:</p> <p>A packet for new lot owners has been suggested to be created with information about what is expected in Aspen Cove. Scott Harding was asked to create this for the new lot owners, he will send this to the board for input or suggestion on what should be included in this.</p> | |
| | <p>Complaints:</p> | |

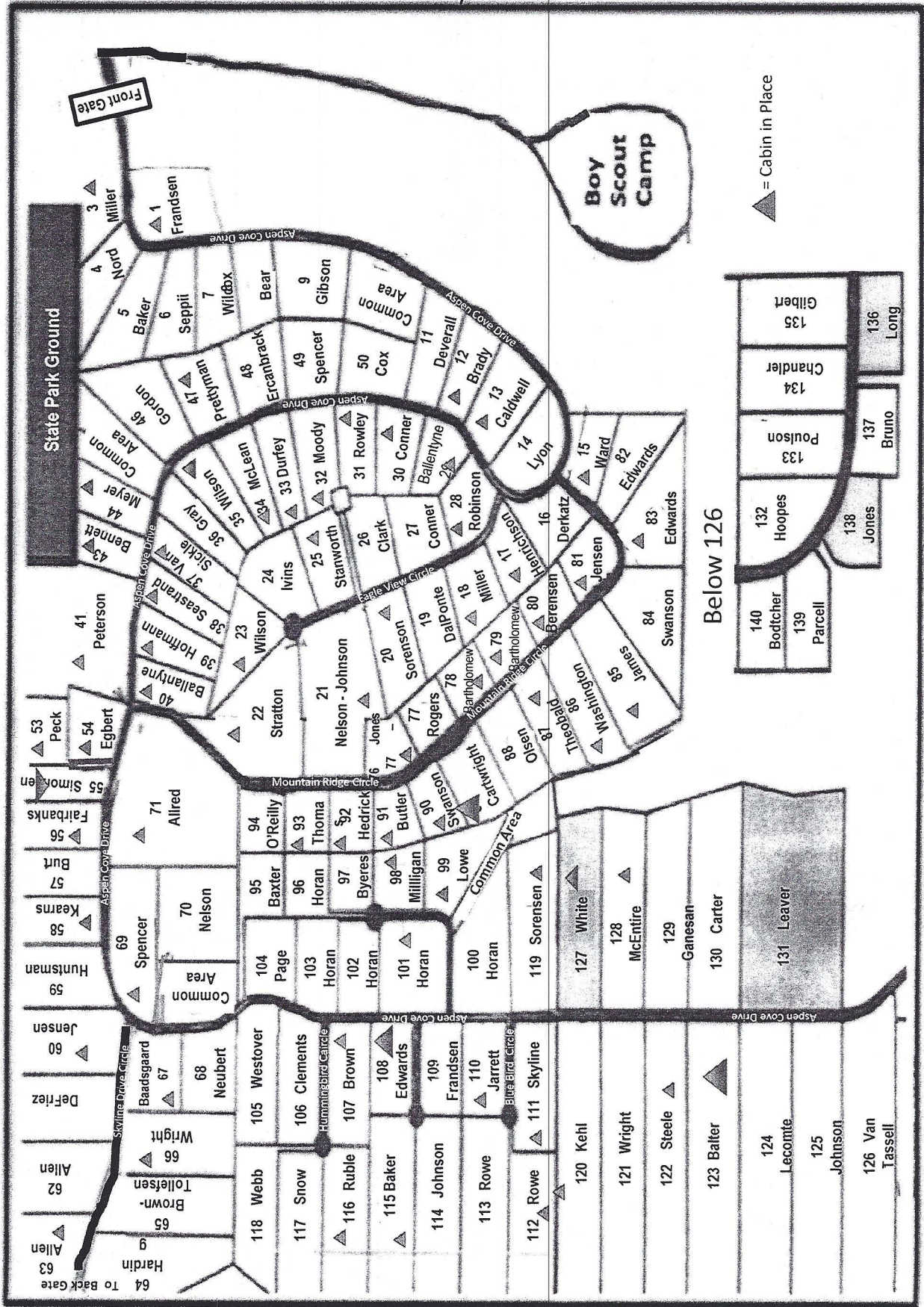
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| | <p>Complaints about some of the things that are on different lots. Spotlights and other bright lights that are bothersome to other lot owners. Suggested to have Allen contact these people or have the member reach out to that neighbor.</p> | |
| | <p>Board members: It was suggested to have the board members' phone numbers be on the website.</p> | |
| | <p>Park Ranger: Jared talked with the park ranger, and they feel that Aspen Cove is taking advantage of them. The park service just purchased their own plow truck. They will be the ones that will plow the parking lot by the boat ramp. They are going to bring back ice fishing, they do not like everyone driving through the gate and we will continue to do that. Parking is an issue and they do not want Aspen Cove people to park there. Erkkila's have always plowed the road and the parking lot, but now this is going to change. The ranger said that they would be kind. Jared read a letter that he wrote that he would send to the ranger.</p> | |
| | <p>Next meeting: January 12, 2024 –Jared Edward's cabin 6:30 Annual Meeting January 18, 2024 –Utah County Homeowners Association Building Vineyard Utah 6:30</p> | |
| | <p>Meeting adjourned: 8:53 pm</p> | |

11/11/2023

Checking Account \$ 42,147.58
 Reserve Account \$ 23,139.13

| Revenue | Average | 2021 | 2022 | 2022 | 2023 | 2023 | |
|----------------------------------|------------------|------------------|-------------------|------------------|-------------------|----------------------|-----|
| | 2012-21 | Actual | Actual | Budget | Budget | Actual | |
| HOA Dues | | \$ 71,273 | \$ 66,010 | \$ 67,360 | \$ 72,450 | \$ 69,125.00 | |
| State Park Passes Increase | | | | | | \$ 1,185.00 | |
| Collections-Past Due Accounts | | \$ 5,624 | \$ 2,115 | \$ 3,000 | \$ 2,000 | \$ 1,312.00 | |
| Leasing Water/Special Assessment | | \$ 2,555 | | \$ 2,500 | \$ 70,850 | \$ 61,429.00 | |
| Other-Impact Fees, Interest | | \$ 9,500 | \$ 7,420 | \$ 5,000 | \$ 4,000 | \$ 1,605.00 | |
| Total Revenue | \$ 69,123 | \$ 88,952 | \$ 75,545 | \$ 77,860 | \$ 149,300 | \$ 134,656.00 | |
| Expenses | | | | | | | |
| WATER SYSTEM | | | | | | | |
| Water System Management | \$ 3,296 | \$ 6,480 | \$ 8,360 | \$ 6,800 | \$ 7,000 | \$ 6,215.00 | |
| Water Shares | \$ 1,038 | \$ 1,286 | \$ 500 | \$ 1,300 | \$ 500 | \$ 523.16 | |
| Water System Maintenance | \$ 5,182 | \$ 3,811 | \$ 2,025 | \$ 1,500 | \$ 1,000 | \$ 320.00 | |
| Power | \$ 4,684 | \$ 4,889 | \$ 4,779 | \$ 4,750 | \$ 5,000 | \$ 4,756.93 | |
| | \$ 14,200 | \$ 16,467 | \$ 15,664 | \$ 14,350 | \$ 13,500 | \$ 11,815.09 | 9% |
| ROADS | | | | | | | |
| Dust Control | \$ 7,967 | \$ 10,617 | \$ 13,174 | \$ 10,750 | \$ 12,000 | \$ 13,928.99 | |
| Road Maintenance | \$ 7,910 | \$ 14,988 | \$ 3,578 | \$ 7,000 | \$ 6,000 | \$ 6,685.00 | |
| Snow Removal | \$ 15,184 | \$ 9,188 | \$ 26,793 | \$ 20,000 | \$ 20,000 | \$ 52,363.19 | |
| | \$ 31,061 | \$ 34,793 | \$ 43,544 | \$ 37,750 | \$ 38,000 | \$ 72,977.18 | 54% |
| MEMBER SERVICES | | | | | | | |
| State Park Passes | \$ 9,358 | \$ 9,500 | \$ 7,075 | \$ 8,450 | \$ 11,450 | \$ 11,390.00 | |
| Common Area Maintenance | \$ 1,343 | \$ 1,713 | \$ 1,090 | \$ 1,500 | \$ 1,500 | \$ 1,934.71 | |
| Annual Mtg/Mbr Service | \$ 106 | | \$ 523 | \$ 100 | \$ 600 | \$ 500.00 | |
| Website Management | \$ 46 | \$ 53 | \$ 130 | \$ 150 | \$ 150 | | |
| | \$ 10,853 | \$ 11,266 | \$ 8,818 | \$ 10,200 | \$ 13,700 | \$ 13,824.71 | 10% |
| GATES/SECURITY | | | | | | | |
| Gates - Maintenance | \$ 1,499 | \$ 562 | \$ 896 | \$ 500 | \$ 500 | \$ 956.14 | |
| Gates - Comms & Controls | \$ 617 | \$ 943 | \$ 939 | \$ 1,000 | \$ 1,000 | \$ 785.60 | |
| Security | \$ 324 | | \$ 2,163 | \$ 1,500 | \$ 1,500 | | |
| | \$ 2,440 | \$ 1,505 | \$ 3,999 | \$ 3,000 | \$ 3,000 | \$ 1,741.74 | 1% |
| ADMINISTRATIVE/GENERAL | | | | | | | |
| Corporate Dues | \$ 80 | \$ 10 | | \$ 10 | \$ 10 | \$ 10.00 | |
| Liability Insurance | \$ 717 | \$ 980 | \$ 1,005 | \$ 980 | \$ 1,000 | \$ 1,088.00 | |
| Office Supplies | \$ 548 | \$ 1,010 | \$ 145 | \$ 200 | \$ 150 | \$ 281.80 | |
| Postage | \$ 228 | \$ 220 | \$ 174 | \$ 250 | \$ 200 | \$ 132.00 | |
| Property Tax | \$ 562 | \$ 247 | \$ 262 | \$ 250 | \$ 250 | | |
| | \$ 2,134 | \$ 2,466 | \$ 1,586 | \$ 1,690 | \$ 1,610 | \$ 1,511.80 | 1% |
| Total Expenses | \$ 60,689 | \$ 66,497 | \$ 73,611 | \$ 66,990 | \$ 69,810 | \$ 101,870.52 | 76% |
| Contribution to Reserve Fund | | \$ 9,794 | \$ 10,366 | \$ 10,366 | \$ 14,122 | \$ 14,122.00 | 10% |
| Net Income (loss) | | \$ 12,660 | \$ (8,432) | \$ 504 | \$ 65,368 | \$ 32,785.48 | |

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|--------------------------------|-----------|----|------------------|----|-----------------|--------------------|
| Bear, Daniel | 8 | | | | \$ | 250.00 |
| DeFriez, Allen | 61 | | | | \$ | 250.00 |
| Baker, Jed | 5 | \$ | 2,329.00 | \$ | 555.00 | \$ 295.00 |
| Bartholomew, Larry | 78&79 | | | | \$ | 295.00 |
| Hoopes, Timothy | | | | | \$ | 250.00 |
| Clark, Michael | 26 | \$ | 630.00 | \$ | 555.00 | \$ 295.00 |
| Johnson, David | 125 | \$ | 84.00 | | \$ | 295.00 |
| Johnson, Michael | 114 | \$ | 161.00 | | \$ | 250.00 |
| Kehl, Mark | 120 | | | | \$ | 250.00 |
| Lecomte, Ryan | 124 | | | | \$ | 250.00 |
| Milligan, Patrick | 98 | | | \$ | | 295.00 |
| Neubert, David | 68 | | | | \$ | 250.00 |
| Nicolson, David | 145 | | | \$ | | 295.00 |
| Nord, Darren | 4 | | | | \$ | 250.00 |
| O'Reilly, Richard | 94 | | | \$ | | 295.00 |
| Peck, Ron | 53 | | | | \$ | 250.00 |
| Poulson, Kris | 133 | | | | \$ | 250.00 |
| Rowe, Allen | 112 & 113 | | | | \$ | 500.00 |
| Seastrand, Rick | 38 | | | | \$ | 250.00 |
| Simonsen, Matthew | 55 | \$ | 219.00 | \$ | 555.00 | \$ 250.00 |
| Skyline Lodge | 111 | | | | \$ | 250.00 |
| Swanson, Heather | 84 & 90 | | | | \$ | 500.00 |
| Wright, Seth | 66 | \$ | 136.00 | \$ | 580.00 | \$ 295.00 |
| TOTALS | | \$ | 3,559.00 | \$ | 2,245.00 | \$ 2,360.00 |
| Grand Total Outstanding | | \$ | 13,914.00 | | | |





HOMEOWNERS' ASSOCIATION

Dear Aspen Cove Members,

As members of Aspen Cove, we are required to buy a park pass. Even if you already own one. Each lot in Aspen Cove is required to purchase a park pass. We do this for the privilege and agreement made of driving through the state park to go to your cabin or lot. Aspen Cove members, we are extremely lucky because Scofield has created a Scofield only park pass, which is not available anywhere else in the state of Utah. They have done this, especially for our members that don't travel to other state parks to save money for you. Aspen Cove members we would strongly recommend and encourage you to be polite to the park rangers as you drive through the gate and do not use an abuse the long, standing relationship and agreement we have with the state park. Of allowing us to purchase only one park, pass and allow our families to drive to our cabin. Sometimes the Rangers feel like they're being taken advantage of so hopefully as members of Aspen Cove, we will not take advantage and ruin this relationship. If you use the state park facilities, especially bringing a boat you definitely have to have a state park pass. If you have family and you bring multiple boats, even though you might park them at your cabin and you're launching them one at a time you need to provide or purchase additional park passes because you're using the ramp on multiple boats so you should have multiple park passes or day passes. No matter where you're storing your truck and trailer. We use the boat ramp we should pay. During the winter, Aspen Cove has a strict, no trailer policy and you must have a four-wheel-drive vehicle to drive up and down the hill to enter Aspen Cove. We have spoken to the park rangers. They now plow the parking lot and are planning on doing fishing tournaments and other things during the winter so they will be using the parking lot. They have been extremely gracious to allow us to park our trailers as we come up to use the cabin. However, this is **not long term parking**. you're only allowed to park your trailer for the duration you're staying at your cabin. Any trailers left their long-term will be impounded at the owner's expense. The park Rangers feel the Aspen Cove members are taking advantage of the parking lot. Storing vehicles and trailers, long-term was never the intent of using the parking lot. Also, for families that have 2wd vehicles the park service will allow you to leave your car in the parking lot. Please be mindful of trucks and trailers when parking. Any vehicle that's left in the parking lot must have a park pass or leave a note on the dash with a lot number so if there's an issue the park ranger service can get a hold of you. Again, no vehicles are allowed to be stored in the parking lot again. The park service is being very kind to Aspen Cove members and allowing us to leave them while we enjoy our cabins and property during the winter time while staying at our property. Again, please do not let your family and friends abuse the kindness of the service. If they're bringing boats, they need to buy a park pass or day pass. If it's not your immediate family they're using the park facilities they need to buy a park pass or day pass. We do not want to ruin the agreements that we've had with the park. They have been extremely kind to allow many exemptions that are not allowed anywhere else for Aspen Cove members.

Thank you, Aspen Cove board