

Aspen Cove HOA December Board Meeting
December 2nd, 6:30 PM at Seastrand's Cabin #38

Agenda

Regular Business

November Minutes — Dean

Assignments from previous mtg — Dean

Finance — Daniel

Fee notices

2017 Budget discussion - Daniel to bring copies for review of past and for 2017

Water — Mark

Repair update -

Winter Drain -

Roads/Gates — Clay

Snow Removal - (contract - costs)

Fining for trailers - when how

Member Services — Jared

Dec - Newsletter

Annual Meeting - Jan. 27th 6PM -

Promotion - calling, letters, email)

Agenda -

Introductions

2016 General Area Reports - Board Members (ending with
Finance - Budget)

Board Transition - Nominations and voting

Outgoing Board Members - Doug, Clay, Daniel, Dean

Continuing - Mark Page (president), Bonnie Seastrand

(Secretary), Jared Edwards (Member Services),

Bob Conner (security), Dan Allen (Roads and Gates)

New Board Member Nominations - Curtis Steele

(Treasurer), Rick Seastrand (at large), other(s)

(Alternates) from floor,

New Architectural Committee Chair _____ - committee

HOA Rules - Explanation — Doug

Budget review of 2015-16 Budget for '17 (Daniel - handouts of each)

Member Services - Check in Sheet, Name Tags, Agendas, 2017

Calendar, Updated Map/Member Directories — Jared (handouts)

Security — Bob

RFPs

Surveillance Camera -

Management Group - cost - plan going forward

Snow Doughnuts -

Trespass -

Speed -

Violations - Fines etc — Doug

Nominations -

Arch Chr - report regarding Caldwells

New Business

Property Manager Proposal - Doug

Duties - responsibilities, authority, coordination, compensation, timetable

John Ward - discussion

John Ward response (coming after our discussion to comment on general needs and specific issues, working with John)

Rules Document — Doug

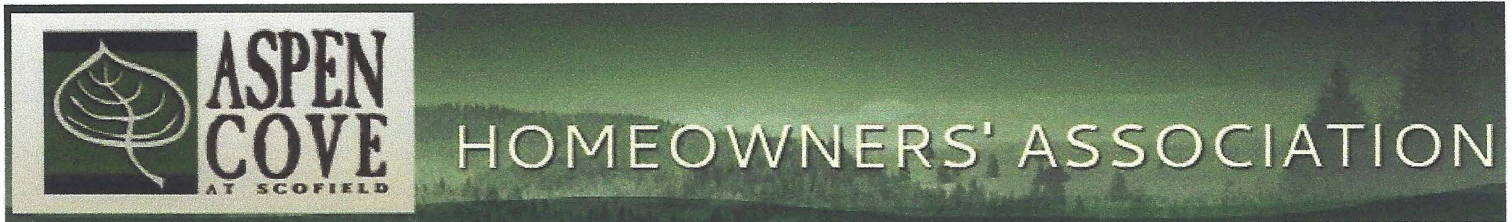
January Board Meeting - Meeting - 26th (where) - Agenda Annual Meeting

From: John Ward jdw16909@cut.net
Subject: Check list
Date: September 12, 2016 at 9:42 AM
To: lcfrant@msn.com

1. Check and record pump operations pressure and tank levels every other day at pump house
2. Check gate for proper operation maintain and check battery level spring and fall
3. Check supply pump vault for proper operation check pressure relays for proper pressure operation [Pressure Switches should be checked for recalibration at least once a year]
4. Flush fire hydrants check hydrants for proper operation and draining
A . When checking hydrants check fire pump coming on along with the other ~~two~~ Two supply pumps for proper pressure settings Recalibrate if needed
5. Maintain a fire watch around the property address potential problems that come up with the homeowners that maybe in violation
6. Maintain a Security watch around property stop vehicles and people if need be
7. Send a monthly report to the Board members by email the status of the operation of the water system and all related equipment Gate operation any potential problems that may come up with equipment and any other problems with violations that come up
8. Equipment that has to be contracted out to be fixed I will be with that person to make sure the job is done right.

: Possible ~~management~~ management firm to hire John as person to watch property.

James E. paid \$550 per month.
Pump.
water samples.



Notice of Association CC&R Violation and Pending Fine

Date: December 5, 2016
Lot #: 40
Owner: Randy and Marty Browning
XXXXXXXXX
XXXX, Utah XXXXX

Violation and Fine Explanation: Presence and storage of Trailers and Boats

Dear Mr. and Mrs Browning,

The HOA Board has received complaints regarding the storage of multiple trailers and a boat unenclosed and unscreened on your lot at Aspen Cove. This is a violation of the CC&Rs as follows:

SECTION 15.11.16 Motor Vehicles, Boats, Recreational /Water & Off-Road Vehicles.

(b) Boats and other recreational vehicles of any kind shall not be stored or parked on any Lots from November 1st thru April 30th, except in a closed garage, or behind a visual screening.

The Amemded CC&Rs do allow members to keep a boat and ATV Trailer on their property from May 1 through November 1st and a Snow Mobile trailer During the wintermonths. However, this change, nor the previous version of the CC&Rs, allows for trailers, aka campers, or motorhomes to be stored or maintained any lot within Aspen Cove. Refer to section 11.11 below.

SECTION 11.11 Commercial Vehicles, Campers, Trailers, or Motor Homes. No campers, trailers, motorhomes, recreational vehicles, commercial type vehicles and no trucks shall be stored or parked on any Lot except in a closed garage or hidden behind visual screening, nor parked on any street, road or Common area except while engaged in transport to or from a dwelling or the Developed or Undeveloped Common Areas. Short-term visits from friends and family may be granted an exception to the above rule for campers, trailers, and motor homes within or on the lot.

This letter is your notification to remove or garage the dory boat and additional trailers, excepting the one covered or uncovered snowmobile trailer allowed by the afor mentioned policy. This action is to be completed before January ASAP and certainly before January 1, 2017. If the remove is not satisfied by that date fines will be issued fore each trailer and boat remaining.

Thank you for your attention and action regarding this matter.

Respectfully,

Your Aspen Cove HOA Board – Dean Egbert Secretary