

Aspen Cove HOA Board Meeting  
 Friday, January 12, 2018 6:30 pm  
 Bob Conner Office-1390 West State Street  
 Pleasant Grove, Utah

1	Welcome	Mark
2	Roll Call: Mark, Curtis, Bonnie, Rick, Bob, Jared is not in attendance.	Mark
3	Guest Introductions: no one in attendance	Mark
4	Secretary: <ul style="list-style-type: none"> <li>• Approval of minutes from the December 8, 2017 board meeting. A motion to approve minutes from the December 2017 board meeting was made by Curtis Steele and seconded Bob Conner. The vote was unanimous.</li> <li>• Review directories</li> </ul>	Bonnie
5	Treasurer: <ul style="list-style-type: none"> <li>• Year-end 2017 balance of funds...</li> <li>• Approve outstanding invoices to be paid-Mark'</li> </ul> Bills to pay...ChemTech Ford for nitrate and sulfate water samples test, \$44.00. Carbon County property taxes, \$111.56. Payment to Erkkila's for the following \$2460.00 for 2 concrete road barricades & installation, assistance with our updated water site sampling plan for the Division of Water Quality, \$60.00, snow removal equipment standby fee \$400.00, winterizing 3 frost free hydrants to release water during the winter to the water tank fresh, \$160.00 and \$70.00 for insulating the pump house door. \$10.00 to the Department of Commerce for our annual State HOA registration fee. Also \$129.81 to Office Etc. for antivirus software for the Aspen Cove computer and mailing envelopes. A motion was made to approve paying these bills by Bob and seconded by Curtis. The motion passed.	Curtis
6	Roads/Gates: <ul style="list-style-type: none"> <li>• 2 barriers placed...they have been installed by Erkkila's.</li> <li>• Front gate maintenance...Mark and Dan replaced the belt on the front gate.</li> </ul> Dust Control-contact in February, June 5 <sup>th</sup> is going to be the purposed date for application. Not enough snow to retrieve cable.	Dan
7	Water: <ul style="list-style-type: none"> <li>• Monthly pump house report</li> </ul> Nothing to worry about at the present time. No apparent leaks. A second electric heater has been put in the pump house to assist if the weather gets really cold.	Mark

8	<p><b>Member Services/Common Area:</b></p> <ul style="list-style-type: none"> <li>• Pavilion Tables. Talked about the quote that Jared received from Lifetime to replace the picnic tables at the pavilion. We will discuss this matter further when Jared is in attendance.</li> <li>• Resurface tennis &amp; basketball courts...the quotes were outrageous for the repair and or new finishing, except the one from the original contractor.</li> </ul>	Jared
9	<p><b>Member Services/Security:</b></p> <ul style="list-style-type: none"> <li>• Web site development...Bob has someone developing the new web site. He will attach an automatic forward to the board so that all of the board will receive the emails. The new e mail will be... <a href="mailto:board@aspencovehoa.org">board@aspencovehoa.org</a></li> </ul>	Bob
10	<p><b>Weed Control:</b></p> <ul style="list-style-type: none"> <li>• Rob Griffin lot 88 &amp; 89 Griffin said that they were not going to pay because they had taken care of the weeds. Mark stopped by their property and there was no evidence of standing thistle. The charge was removed from the accounting/billing.</li> </ul>	Mark
11	<p><b>Architectural Committee:</b></p> <ul style="list-style-type: none"> <li>• Alan Rowe has completed the land survey on lot 113, which he recently purchased. Rick told Alan that he should submit a plan to the architectural committee to review for the proposed garage and require a variance, if he could not meet the set back requirement. He has since determined, as a result of the survey, that a variance will not be necessary.</li> </ul>	Rick
12	<p><b>2018 Budget Preparation:</b></p> <ul style="list-style-type: none"> <li>• There were some corrections to the budget that Curtis will make to balance the budget. With notes that could earmark items that need to be replaced/repared. The board would like to have a balanced budget for the upcoming meeting.</li> <li>• Jared will be in charge of water and donuts.</li> </ul>	Mark
13	<p><b>Prepare for Annual Meeting:</b></p>	
14	<p><b>Other Business...</b> Would it be advantageous to have a mail delivery box for Aspen Cove located near the highway 96 turn off. It would be part of the small boxes the full time residence use. Dan indicated he does not pay a fee for mail delivery.</p>	

	<p>There was a discussion on solar panels at Dan Allen's lot at the back of his lot. The wind turbine was also brought up. Where to you draw the line.</p> <p>Bob made a motion to have Mark get a credit card from Zion's bank for the board to use when needed, Dan seconded the motion. All present were in favor.</p>	
	<p>Meeting adjourned: 8:45 pm all in favor.</p>	

## 2012-2017 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/16	12/31/16	12/31/2017	1/1/2018	1/31/2018	1/31/2018
<b>Cash Balances</b>											
Checking - Zions	1,738	14,431	121	517	3,740	3,740	11,623.28	\$			11,623.28
Zions Money Market	52,047	60,367	55,902	75,039	75,135	75,135	60,205.22	\$			60,200.11
Total Cash	53,785	74,798 <sup>1</sup>	56,023	75,556	78,875	78,875	71,828.50	\$			71,823.39
<b>Revenues</b>											
Special Assessment Snow 17'	60,571	61,083	59,680	60,371	59,620	67,842	71,078.00	\$			192.00
Dues							60,395	\$	2,112.00	\$	1,035.00
Weed Control/fines							2,200	\$	69,375.00	\$	\$250 pass through to c
Late Fees							150	\$	1,050.00	\$	
Interest Income							97	\$	650.00	\$	
Road Impact Fees							5,000	\$		\$	
<b>Expenses</b>											
Corporate Dues	50	69	0	0	0	105	100	\$	100.00	\$	
Bank Service Charges	84	69	56	28	50	82	142.49	\$	150.00	\$	
Liability Insurance	625	625	625	625	650	625	625.00	\$	650.00	\$	
Postage	199	139	199	39	100	686	115.60	\$	100.00	\$	
Accounting		150	299	151	300	583	500.00	\$	500.00	\$	
Property Management		3,972	5,958	3,194	4,200	2,100	6,000.00	\$	4,200.00	\$	
Water Management								\$		\$	
Property Mgr. (fuel)	100	243	267	0	0	0	0	\$	11,000.00	\$	7/10/17 \$5250 Common area fence
Recreation Expense		893	529	750	3,000	1,118	0	\$	6,000.00	\$	1/26/17 \$2836.99 pump motor
Water System	4,157	13,025 <sup>2</sup>	2,319	3,055	3,000	4,879	5,000.00	\$	3,236.11	\$	4,650.00
Security								\$		\$	
MISC.	879	0	0	0	250	79	150	\$	100.00	\$	
Printing	66	40	40	44	100	464	250	\$	500.00	\$	
Legal Services	2,300	1,194	3,549	230	500	0	500	\$	10,500.00	\$	
Dust Control	6,143	8,447 <sup>3</sup>	0	9,120	9,000	9,523	10,000.00	\$	9,824.47	\$	
Snow Removal	6,901	9,765	14,128	4,767	13,000	17,355	18,000.00	\$	24,802.00	\$	1/4/17 paid \$4866
Entrance Gates	2,475	698	6,587	362	1,500	2,615	1,500.00	\$	1,966.00	\$	
Road Maintenance	6,514	8,179	12,159	3,137	7,825	4,982	6,000.00	\$	4,643.34	\$	
State Park Passes	9,225	9,300	9,300	9,300	9,300	9,375	9,375.00	\$	9,375.00	\$	3-year average 125 lots **\$75
Annual Mtg/Mbr Service								\$		\$	
Office Supplies	39	1,882 <sup>4</sup>	30	0	100	0	1,000.00	\$	75.03	\$	
Income Tax	14	0	0	0	0	0	250.00	\$	200.00	\$	
Property Tax	1,723	1,262	74	0	0	0	0	\$	111.56	\$	
Power	4,360	3,800	5,007	5,253	5,500	5,407	6,000.00	\$	3,872.95	\$	4,000.00
Gate Telephone/Internet	250	272	272	304	320	492	1,100.00	\$	1,019.01	\$	1,200.00
Water Shares	944	974	1,138	685	1,100	1,158	1,200.00	\$	566.70	\$	1,200.00
Water Test	258	176	710	536	300	2,109	1,840.00	\$	2,000.00	\$	
Weed Control							250	\$	250.00	\$	
<b>Total Expenses</b>	<b>47,307</b>	<b>65,014</b>	<b>63,941</b>	<b>41,805</b>	<b>57,595</b>	<b>64,962</b>	<b>68,275</b>	<b>\$</b>	<b>78,501.31</b>	<b>\$</b>	<b>81,425.00</b>
<b>Net Income (loss)</b>	<b>13,264</b>	<b>(3,930)</b>	<b>(4,261)</b>	<b>18,766</b>	<b>2,025</b>	<b>2,880</b>	<b>(6,950)</b>	<b>\$</b>	<b>(7,423.31)</b>	<b>\$</b>	<b>(8,238.00)</b>

1-Cash is abnormally high due to early payment of dues for 2014 of \$9,490 & due to \$15K collection of delinquent dues in 2013  
 2-Large water pump for well failed so was replaced at a cost of about \$8,500 as well as a broken/frozen pipe was replaced.  
 3-Board decided to treat the entire association's roads, previously only portions were treated and alternated  
 4-New PC laptops were purchased for the treasurer and the secretary at about half of the price budgeted.

*Special Assessment*  
*Weed*  
*Late Fee*

*Power*

*1560*

3-year average  
125 lots \*\*\$75

repair \$5000 taken from  
Fire Hydrants

Audit/Review  
Moved to Water Mngn  
\$500 p/mth Erkkila Fee

Projection assumption





## Architectural Committee

### New projects...for 2018

Zack West lot 14—project—shed to hold building material and equipment. The shed needs to be built out of the same material that the cabin is going to be built out of. Must supply the architectural committee with a plat plan with all of the construction projects ~~listed~~ that are intended to be put on the property. With the plans approved by the architectural committee and the road impact fees paid before construction begins. Port a potty needs to be on site and maintained during construction for all projects.

Scott Harding lot 64—project—Cabin--plat plan needs to be re approved 90 days prior to beginning of construction, road impact fees need to be paid prior to construction beginning, port a potty on site and maintained during construction.

Allen Rowe lot 112—project—garage--supply plat plan with the project to the architectural committee, port a potty on site and maintained during construction, project needs to be re-approved 90 days before construction begins, pay road impact fees paid before construction begins,

Randy Webster lot 6--project—Garage--plans need to be re approved 90 days prior to beginning construction, with road impact fees paid before construction begins, port a potty on site and maintained during construction.

Dan Allen lot 63--project--solar panels--there has been a request to install ground based solar panel. Are there any concerns regarding this request for other lot owners.

Some of these project will need to be reviewed 90 days prior to beginning of construction, with the road impact fee paid before construction begins with port a potty's on site and maintained during construction.

