

ASPEN COVE HOME OWNER'S ASSOCIATION SEMI-ANNUAL MEETING

Thursday, January 24, 2019 6:30 p.m.

Utah Valley Home Builder's Association Office

1443 West 800 North, Orem, Utah

Welcome: Mark Page-Board President

Introductions: Those in attendance--See attached list

Current Board Members reports:

Mark Page--President--

Highlights 2018 May 18th there was no water...pumps were off and water tank was empty. Surge or brown out tripped the power in the Clear Creek substation. 5 horse pump would not turn on, but the other pump worked just fine. There is one cabin that has had a flood this winter, the heat did not turn back on. Power can be an issue. There was a conversation on power. Questions were asked if cabin owners had a backup generator. Surge protector can be a good thing to have.

Fire was also a problem. Evacuations were put in order during that time. Talk of what insurance place it the best to insure the cabins.

December there was also a backup unit in the water tank that has been replaced.

Concerns--trespassing, stay on your own property, ask if you want to use someone's property. Stay on the roads, Guests need to be aware of this as well. Be respectful of the property that does not belong to you.

Cross connections---drip systems-- it is strongly suggested to use a licensed plumber when making changes to the water system on you lot. Use the drip systems when you are there. Take care of the water system. Cross connections were discussed, the info is on the website.

When spraying the weeds, keep hose away from the chemicals, horse troughs, mud puddles etc. Please be careful.

Daniel Allen--President Elect

Bonnie Seastrand--Secretary--

Please keep me updated on changes too address, phone numbers, e mail addresses etc.

Curtis Steele--Treasurer--

The financial budget was handed out to the members that were in attendance. Budget has been reviewed. Snow removal...changed today to \$25,000.00. Snow removal so far the month

of January there has been a huge expense in the sum of \$17,000.00. Snow will be expensive this year. There was a suggestion to have Erkkila's get some sort of a snow blower to help get rid of the snow. There is a liability in using a blower. James and Mike do not want to throw a rock and not know where it is going. Appreciate all that has paid the dues on time. There will be a fine after 30 days. Budget in the roads went over due to the guard rail.

Checking account was reconciled on 1/15/2019

Checking account balance as of 1/15/2019 \$ 4,285.09

Money market account balance as of 1/15/2019 \$ 84,843.37

Total money as of 1/15/2019 \$ 89,128.46

This has changed since 1/15/2019 due to the payments from the annual dues that have been paid.

**Motion to approve the budget by--Mrs. Fairbanks

**2nd motion to approve the budget by Mr. Frandsen

**All in favor to approve the budget...All in favor, there was no one that did not approve the budget.

Dan Allen--Roads/Gates

Guard rails...350 ft. was installed this fall, with more put in the future. This is the major cause of exceeding last year's budget and for an increase in budget this coming year. The reasoning for using the post and cable system rather than additional concrete barricades: 1 the barricades take up room and narrows the road, making it hazardous when 2 cars meet in the winter. 2. Barricades leave no place to push the snow. #. Barricades block the ability of water to run off the edge and causes erosion as it runs along the barricades. This has damaged the road.

Road maintenance and dust treatment...There needs to be some rebuilding and maintenance done to the roads due to the erosion on the dug way and other areas where road base needs to be replaced. Mag Chloride will be applied on June 4th, with the roads closed June 4th and 5th. Grading and watering will occur on the 3rd so in preparation for the mag chloride treatment. The roads will be open on the 3rd but muddy.

All the roads were coated with mag chloride this year, as opposed to alternating treatment of certain roads that had been done in recent years. They were able to put two coats on all roads this last June 2018.

An unfortunate results of the treatment has been damage to some of the vegetation along the edges. The company has been advised to concentrate the application toward the center of the roads and avoid the edges.

Back Gate...Gated community is a great benefit for all of us. A lot of people come thru the back gate who are not members of the association when the back gate is not locked. The back gate cannot be used in the winter. A cable with bright orange flags have been put there for the winter to make it visible so that no one gets hurt. Rules need to be enforced. These rules need to be enforced by each one of us. It is important to have the community secure.

✓
Pulling trailers up and down the hill...Please make sure that there NO trailers coming up and down the hill during winter. In the past there have been several accidents going down the dug way road with trailers jackknifing and causing a serious accident or back up on the hill.

Mr. Frandsen made a suggestion...draining field gutter has never been cleaned out. There is a culvert that the water is just going over it. Clay would use his back hoe to clean out that culvert.

Asphalt paving will not ever happen due to the expense. We all use the dug way road. It should be maintained for our use. **20 mph is not observed, the speed is an issue. Please observe the speed limit!!!**

Mark Page--Water-- down the dug way-- down 9 metal posted there is a leak. There was a test done on it and there it is something that you can drink--it is leaking about 4-5 gallons per minute. This water could possibly due damage to the road.

Jared Edwards--Member Services/Common Areas

New picnic tables were put out. Tennis court is peeling, we cleaned it off this summer a bit. We has called the people in St. George who did the court originally to get the court redone. The company is not sure they can get it done. If someone knows someone to have to court refinished that would be great. The board has talked with the Erkkila's to make the area ready for Frisbee golf there is an area by lot 104. Tupperware will be placed there with Frisbees. Put them back or bring your own.

Bob Conner--Member Services/Security

Camera at front gate and common area. They sometimes have problem, eventually we would like to have camera at the back gate. Bob has some signs that will be placed at the back gate. Cameras were able to look to check the weather, Gate can be set to have it stay open.

The gate code will change February 1. Back gate will be the same.

Security signs will be placed at front and back gates, as well as the common area. If anyone is needing a new contractor code, please contact a board member.

Change in February and August.

There will be some signs put up

Website is...aspencovehoa.org, the website was explained on how to find info.

Facebook is also something that is available. Ask to be added, a board member will then add you.

E mail address...board@aspencovehoa.org

Suggestion for future items that would like to be done are always welcome.

Educational items that are going to happen this summer, board will be taking a few field trips to learn about items like where the water turn off, pump house info etc.

Future items- camera at the back gate.

It was suggested at looking into generator with propane tank by the water pump. If power is cut off, with a pump the water would still be pumping.

It was suggested to beautifying the entrance area. It was suggested to find someone to be paid to get it done. Replace trees, make it look nice. Rocks, etc. There were comments that the board does the work and no one else wants to help. Add a line to the budget to have someone take care of it, and maintain the entrance. Water system has not worked at that area for some time according to Clay Frandsen.

Allen Rowe--Weeds

Fine money possibly could be used to beautify the entrance way. There was not a very big problem with the weeds. This next year will be a terrible weed problem due to the amount of snow that has been received so far. A lot of weeds were taken care of at the summer work party.

At the summer work party, there were quite a few that were in attendance who helped take care of the thistle. Thanks to those that were there to help.

Rick Seastrand--Architectural Committee

Rick was not in attendance.

Elections of the new board members--

Dan Allen- **President**

Mark Page-**Past President/Water**

Bonnie Seastrand- **Secretary**

Curtis Steele-**Treasurer**

Scott Harding-

Bob Dal Ponte-

Jared Edwards-**Common Area**

Bob Conner-**Security**

Allen Rowe-**Weeds**

Rick Seastrand-**Architectural Committee**

All were in favor.

Remarks by President Elect--Dan Allen

Other business--Remind your guests about the RULES of ASPEN COVE.

Meeting adjourned--8:36 pm

2012-2019 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/2017	Budget 2018	Actual 12/31/2018	Budget 2019	Actual 1/15/2019
Cash Balances										
Checking - Zions	1,738	14,431	121	517	3,740	11,623.28		4,027.67		4,285.09
Zions Money Market	52,047	60,367	55,902	75,039	75,135	60,205.22		91,828.38		84,843.37
Total Cash	53,785	74,798	56,023	75,556	78,875	71,828.50		95,856.05		89,128.46
Revenues										
Special Assessment Snow 17'	60,571	61,083	59,680	60,371	67,842	71,078.00	1,536.00	1,440.00	384.00	192.00
Dues 2018							69,375.00	71,455.00	1,740.00	555.00
Dues 2019								555.00	69,375.00	32,835.00
Weed Control/fines					2,200	750.00	1,350.00	278.00	450.00	200.00
Late Fee					150	500.00	700.00	613.00	745.00	168.00
Interest Income					97					
Road Impact Fees					5,000			4,000.00		
Total Income					67,842	71,069.00	72,961.00	78,341.00	72,694.00	33,950.00
Expenses										
Accounting		150	299	151	583	500.00	500.00	99.63	500.00	
Annual Mtg/Mbr Service			696	26	0	75.03	300.00		200.00	
Bank Service Charges		84	69	56	82	147.49	150.00			
Contingency Fund									(20,286.00)	
Corporate Dues	50		0	0	105	10.00	100.00	315.00	305.00	
Dust Control	6,143	8,447	0	9,120	9,523	9,824.47	10,500.00	9,906.14	10,500.00	
Entrance Gates	2,475	698	6,587	362	2,615	1,966.00	1,500.00	1,014.47	1,000.00	
Gate Telephone/Internet	250	220	272	304	492	1,019.01	1,200.00	931.80	1,000.00	
Income Tax	14		0	0	0					
Legal Services	2,300	1,194	3,549	230	0		500.00		200.00	
Liability Insurance	625	625	625	625	625	625.00	650.00	817.00	900.00	
Office Supplies	39	1,882	30	0	0	114.63	200.00	391.67	400.00	\$189,990B
Postage	199	139	199	39	686	115.60	100.00	102.13	150.00	
Power	4,360	3,800	5,007	5,253	5,407	3,872.95	4,000.00	4,336.76	4,500.00	
Printing	66	40	40	44	464		300.00	157.81	100.00	
Property Management		3,972	5,958	3,194	2,100					
Property Mgr (fuel)	100	243	267	0	0		200.00	151.57	200.00	
Property Tax	1,723	1,262	74	0	0		500.00	1,881.52	15,000.00	
Recreation Expense		893	529	750	1,118	5,834.97	5,000.00	1,881.52	15,000.00	
Road Maintenance	6,514	8,179	12,159	3,137	4,982	4,643.34	5,000.00	8,400.00	10,000.00	\$3560 guard rail
Security						3,236.11	500.00		1,500.00	
Snow Removal	6,901	9,765	14,128	4,767	17,355	24,802.00	18,000.00	4,106.00	25,000.00	125 lots *\$75
State Park Passes	9,225	9,300	9,300	9,300	9,375	9,375.00	9,375.00	9,300.00	9,375.00	\$350 p/with Erika
Water Management						3,850.00	4,200.00	3,850.00	4,200.00	
Water Shares	944	974	1,138	685	1,158	566.70	1,200.00	1,202.70	1,250.00	
Water System	4,157	13,025	2,319	3,055	4,879	5,726.45	6,000.00	4,200.00	5,000.00	
Water Test	258	176	710	536	1,225	1,840.00	2,000.00	1,635.00	2,000.00	
Website Management					2,109	250.00		276.55	200.00	
Weed Control										
Total Expenses	46,428	65,014	63,941	41,605	64,383	78,389.75	66,475.00	52,162.75	72,694.00	
Net Income (loss)	14,143	(3,930)	(4,261)	18,766	2,959	(7,320.75)	6,486.00	26,178.25		33,950.00

this has changed.

Projection assumptions

Audit/Review

Rural Water & St Corp Reg

\$189,990B

Tenn/B-Ball Courts

\$3560 guard rail

125 lots *\$75

\$350 p/with Erika

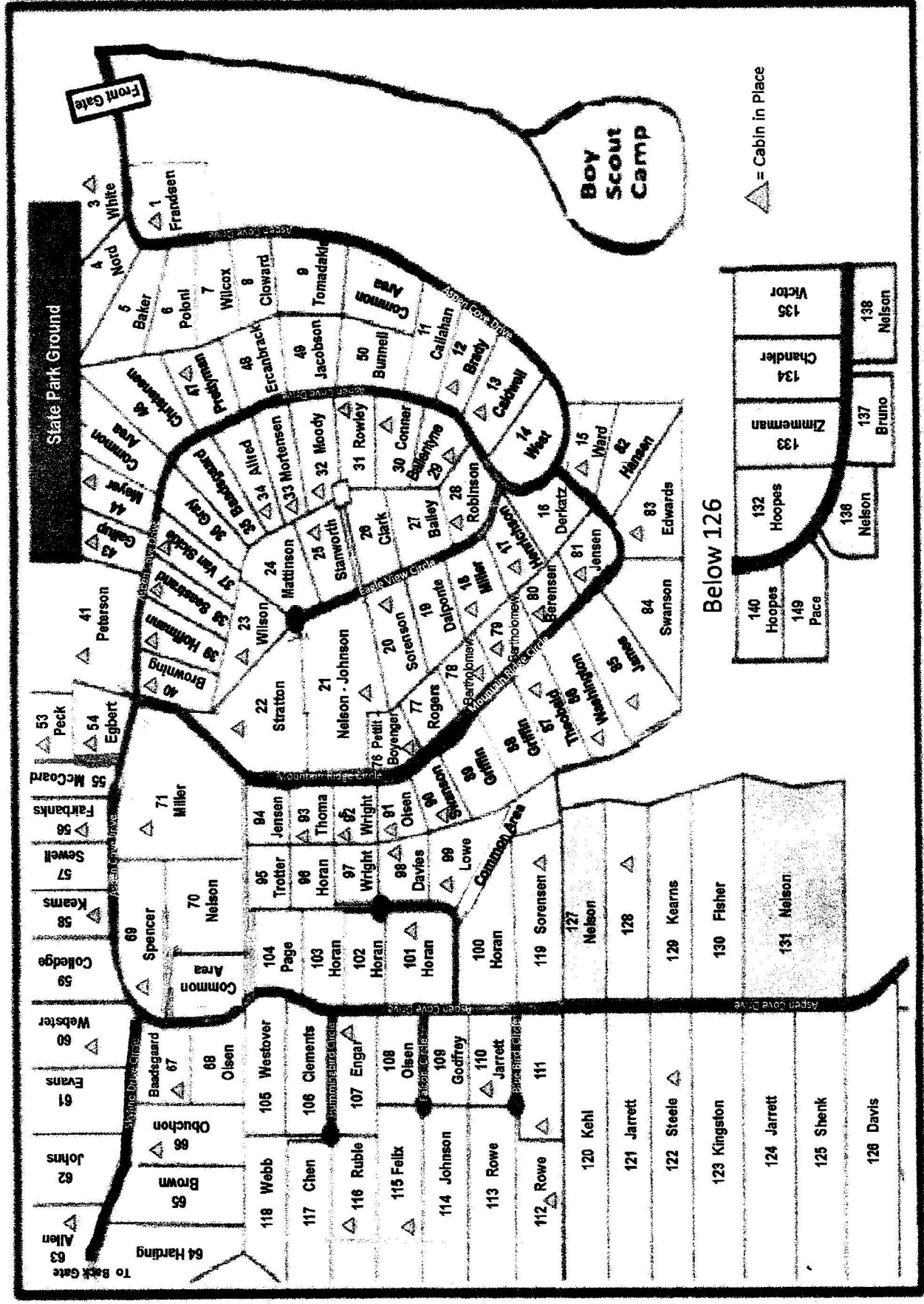
Website & Email

ASPEN COVE HOA ANNUAL MEETING ROLL
JANUARY 24, 2019 6:30 PM
UTAH VALLEY HOME BUILDERS ASSOCIATION BUILDING

PLEASE SIGN NAME AND LOT #

Jessy Robinson #28
Bob & Delia #19
Curtis Steele #122
Bob & Kathy FAIRBANKS #56
Scott & Becky Harding #64
Bob & Patricia Conner #30
Steve Chadwell #13
Mark & Gerri Pace #104
Allen Rowe 112
Tom & Susan Lewis #99 -
Scott & Kristi Jarrett #118 #121 #124
LeAnn Swanson #84, #90
Clay & Tammy Anderson #1
Mark Nielson #21 etc.
MIKE JAMES #85
Marshall Mer 44
David & Linda Matensen #33
Dan Allen 63
Rick & Bonnie Scastrand #38

Aspen Cove Member List and Lot Map 10/18



63	Allen	64	Harding	65	Brown	66	Johns	67	Obuchon	68	Evans	69	Webster	70	Collidge	71	Keams	72	Sewell	73	Farbanks	74	McCoard	75	Peck	76	Egbert	77	Peterson	78	Wilson	79	Wilson	80	Wilson	81	Wilson	82	Wilson	83	Wilson	84	Wilson	85	Wilson	86	Wilson	87	Wilson	88	Wilson	89	Wilson	90	Wilson	91	Wilson	92	Wilson	93	Wilson	94	Wilson	95	Wilson	96	Wilson	97	Wilson	98	Wilson	99	Wilson	100	Wilson	101	Wilson	102	Wilson	103	Wilson	104	Wilson	105	Wilson	106	Wilson	107	Wilson	108	Wilson	109	Wilson	110	Wilson	111	Wilson	112	Wilson	113	Wilson	114	Wilson	115	Wilson	116	Wilson	117	Wilson	118	Wilson	119	Wilson	120	Wilson	121	Wilson	122	Wilson	123	Wilson	124	Wilson	125	Wilson	126	Wilson	127	Wilson	128	Wilson	129	Wilson	130	Wilson	131	Wilson	132	Wilson	133	Wilson	134	Wilson	135	Wilson	136	Wilson	137	Wilson	138	Wilson
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Income Tax	14		0	0	0					
Legal Services	2,300	1,194	3,549	230	625	625.00	500.00	817.00	200.00	
Liability Insurance	625	625	625	625	79	625.00	650.00		900.00	
MISC.	879		0	0	0			391.67	400.00	
Office Supplies	39	1,882	30	0	0	114.63	200.00	102.13	150.00	
Postage	199	139	199	39	686	115.60	100.00	4,336.76	4,500.00	
Power	4,360	3,800	5,007	5,253	5,407	3,872.95	4,000.00	157.81	100.00	
Printing	66		40	44	464		300.00			
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Property Tax	1,723	1,262	74	529	1,118	5,834.97	500.00	1,881.52	15,000.00	
Recreation Expense		893		750	4,982	4,643.34	5,000.00	8,400.00	10,000.00	
Road Maintenance	6,514	8,179	12,159	3,137		3,236.11	500.00		1,500.00	
Security										
Snow Removal	6,901	9,765	14,128	4,767	17,355	24,802.00	18,000.00	4,106.00	25,000.00	
State Park Passes	9,225	9,300	9,300	9,300	9,375	9,375.00	9,375.00	9,300.00	9,375.00	
Water Management						3,850.00	4,200.00	3,850.00	4,200.00	
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Water Test	258	176	710	536	1,225	1,840.00	2,000.00	1,635.00	2,000.00	
Website Management					2,109	250.00		276.55	200.00	
Weed Control	47,307	65,014	63,941	41,605	64,967	78,389.75	66,475.00	52,162.75	72,694.00	
Total Expenses	13,264	(3,930)	(4,261)	18,766	2,880	(7,320.75)	6,486.00	26,178.25	-	33,950.00
Net Income (loss)										

Audit/Review

Rural Water & St Corp Reg

HOA Email
\$189.99QB

Tenn/B-ball Courts
\$3560 guard rail

125 lots *\$75
\$350 p/mth Erkkila

Website & Email