

Aspen Cove HOA Board Meeting  
 Friday January 24, 2020  
 6:30 PM Steele Cabin Lot 122

Corrected 5/7/2020

1	Welcome	Dan
2	Roll Call: Dan Allen, Bonnie & Rick Seastrand, Bob Conner, Allen Rowe, Bob Dal Ponte, Curtis Steele, Mark Page, Jared Edwards, Scott Harding.	Dan
3	<p>Secretary-</p> <p>Approval of Minutes for August 2019-Approved</p> <p>Approval of minutes for September 2019-Approved</p> <p>Approval of minutes for October 2019-Approved</p> <p>Approval of minutes for November 2019-Approved</p> <p>Motion to approve ALL the above minutes by Curtis Steele, 2<sup>nd</sup> by Rick Seastrand</p> <p>All were in favor to approve August 2019, September 2019, October 2019 and November 2019 minutes.</p>	Bonnie
4	<p>Financial Report</p> <p>Annual assessments have been mailed out and payments have been coming in.</p> <p>Checking account balance \$5279.59</p> <p>Money market account balance \$62086.39</p> <p>Total funds \$67365.98</p> <p>Ratify Paid Bills-Dan</p> <p>There were several notes back from the annual due, Note from Jack and Camille Bailey about late fee, the \$9.00 late fee on the special assessment from 2018. The board agreed to write off the late fee for Jack &amp; Camille Bailey.</p> <p>There are several owners that have paid their late fees in with their annual dues.</p> <p>Collected \$332 in late fees from 2019 special assessment, \$100.00 in late fees.</p> <p>Deposited so far...\$27,104.00 since the first of the year. There is still more coming in to be deposited.</p> <p>Curtis handed me a spread sheet with all the contact info for each lot.</p> <p>Outstanding balance sheet was handed out. Several have come off that list.</p> <p>Motion to approve the financial and fee waived for the Bailey lot by Bob Conner, 2<sup>nd</sup> by Allen Rowe. All in favor to approve the financial report.</p>	Curtis

	<p>Reviewed bills for approval to pay...  Erkkila's inv. 4704 \$550.00 water service auto pay  Erkkila's inv. 4654 \$5563.00 snow removal December and maybe part of November.  Water &amp; Waste logistics inv. 19911 \$70.00 toilet service  State of Utah \$10.00 Annual report/renewal  Southeastern Utah Health Dept. Inv. 2741 \$15.00 water testing  Total \$6208.00  Motion to approve to pay invoices by Bob Conner  2<sup>nd</sup> by Bob Dal Ponte  All in favor to approve these bills to be paid.</p> <p>Who actually owns lot 49...Curtis will go down to the county and find who owns this lot. Jacobson's received the invoice but they do not own it now. It belongs to the Payson fire chief.</p> <p>There was a conversation on the Erkkila's and the snow blower that they are using. Erkkila's have been worried about possibly throwing a rock and getting someone's window. The cost is a flat hourly fee and we are under contract with them. Erkkila's were leasing this at the time. This is more efficient. The roads are the best seen and there is less drifting.</p>	
5	<p>CC&amp; R violations- There has been an issue with a lot owner and the Erkkila's machinery. Erkkila's machinery was damaged by a lot owner, the emergency brake was fried. There was some sort of emergency with the Family. James has been in touch with this person, he was combative. The person who damaged the machinery said that he had an emergency with one of his children. It was asked if used the machinery to plow the personal driveway to the lot. He said that if the board was involved with the machinery problem, then he would fight. But James said that it was his machinery and that the board had nothing to do with it. At that point, he had a change of tone. James has taken care of the incident with this lot owner.</p> <p>It was decided to wait until Spring to talk with this lot owner again.</p> <p>The back gate lock was cut off again. There was no other lot owner at Aspen Cove at the time the lock was cut off other than one lot owner (Sonny Olsen). It has been replaced by Dan Allen.  The gate was open again, but James said that they would check on it, and James said that the gate was just not locked.</p> <p>Suggested to put a camera at Dan Allen cabin area but they do not want one at their cabin...there was a suggestion of putting a trail camera there at the back gate instead. It was suggested that Allen Rowe would put up a trail</p>	Dan, Bob, Allen

	<p>camera as a trial run, and if it worked that the board would buy one for the back gate. The trail camera is motion activated.</p> <p>Compliance is a problem with the gate situations.</p>	
6	<p>Revisit/finalize 2020 budget-  Dan passed out a handout for the budget with a different format.  Dan has reorganized the format. There could be a possibility to combine a few line items. The new form will be attached to these minutes.</p> <p>There was a conversation about a new spread sheet for the budget, Curtis and the board were okay with the changes that have been made. Dan will make some changes to the new sheet and he will send it to Curtis ready for the Annual meeting.</p>	Dan
7	Other open issues-	Dan
8	<p>New Business-  Agenda for Annual Meeting-  Jared will bring water and donuts for the lot owners that are in attendance.</p> <p>Welcome by Dan Allen.  Lot owners introduce themselves.  Dan will take charge of the whole meeting. He will have a slide presentation for most of the items that we want discussed.  Go thru budget, answer questions, approve budget, elect board members, board responsibilities and the purpose of the board, other business.</p> <p>Frandsen Easement...there is not an easement for the power line from the pump house to the gate, it is on the Frandsen property. Mark will discuss this with them. It was suggested to get something done for the Frandsen Easement while they are still willing to possibly get this done. Mark will get something going with the Frandsen's and someone that he has used in the past to survey this area.</p> <p>Other new business--  Water report was reviewed, there are not any problems as of today. Water system is working well.  Cross connection for the water system is important, needs to keep up to date. Mark will have some handout for lot owners. Violations are possible if there is any. The cross connection report for the state will need to be kept up by whoever takes over the water will need to make sure that this report is done each year.</p>	<p>Dan</p> <p>Mark</p> <p>Dan</p>

	<p><b>Composition of the board for 2020. And are there any candidates to replace retiring board members.</b></p> <p><b>Mark is out...</b></p> <p><b>Bonnie would like to be out...</b></p> <p><b>Jared would like to be out also...</b></p> <p><b>Rick would also like to be out...</b></p> <p><b>Dan will write a letter to be sent out for new board members. This is letter is attached to these minutes.</b></p>	
	<p><b>Meeting adjourned 8:46 pm</b></p>	
	<p><b>Next meeting-</b></p> <p><b>February 21 Seastrand Cabin</b></p> <p><b>March 27 Allen Rowe cabin.</b></p>	

## 2012-2019 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/2017	12/12/2018	12/15/2019	12/31/2019
<b>Cash Balances</b>									
Checking - Zions	1,738	14,431	121	517	3,740	11,623.28	4,027.67	4,924.43	5,279.59
Zions Money Market	52,047	60,367	55,902	75,039	75,135	60,205.22	91,828.38	64,075.76	62,086.39
<b>Total Cash</b>	53,785	74,798	56,023	75,556	78,875	71,828.50	95,856.05	69,000.19	67,365.98
<b>Revenues</b>									
Special Assessment Snow 17'	60,571	61,083	59,680	60,371	67,842	71,078.00	1,536.00	384.00	288.00
Special Assessment Snow 19'							1,440.00	20,750.00	20,186.00
Dues 2018					60,395	59,835.00	71,455.00	1,740.00	1,665.00
Dues 2019							555.00	69,375.00	68,745.00
Dues 2020								1,055.00	1,055.00
Weed Control/fines					2,200	750.00	278.00	450.00	1,000.00
Late Fee					150	500.00	613.00	663.00	796.00
Interest Income					97				
Road Impact Fees					5,000		4,000.00		
<b>Total Income</b>					67,842	71,069.00	78,341.00	93,362.00	93,735.00
									73,859.00
									555.00
<b>Expenses</b>									
Accounting	151	289	151	582	500.00	500.00	99.63	200.00	29.60
Annual Mtg/Mbr Service	696	696	26	0	75.03	300.00	500.00	500.00	100.00
Bank Service Charges	84	69	56	82	142.49	150.00	315.00	305.00	325.00
Corporate Dues	50	0	0	105	10.00	100.00	101.47	1,000.00	700.00
Dust Control	6,143	8,447	0	9,523	9,824.47	10,500.00	9,906.14	10,500.00	10,500.00
Entrance Gates	2,475	698	6,587	362	2,615	1,966.00	1,014.7	1,600.00	29.83
Gate Telephone/Internet	250	220	272	304	492	1,200.00	931.80	1,000.00	1,252.00
Legal Services	2,300	1,194	3,549	230	0	500.00	0	200.00	900.00
Liability Insurance	39	1,882	30	0	625.00	650.00	817.00	900.00	850.00
Office Supplies	199	139	199	39	686	200.00	391.67	400.00	246.42
Postage	4,360	3,800	5,007	5,253	5,407	4,000.00	4,336.76	4,500.00	4,500.00
Power	66	40	44	464	3,872.95	300.00	157.81	100.00	150.00
Printing					2,100				
Property Management	3,972	5,958	3,194	0	0	200.00	151.57	200.00	350.00
Property Mgt (fuel)	100	243	267	0	0	500.00	1,881.52	1,190.00	2,500.00
Property Tax	1,723	1,262	74	0	0	5,000.00	8,400.00	10,000.00	6,500.00
Recreation Expense	893	529	756	0	0	500.00	0	0	0
Road Maintenance	6,514	8,179	12,159	3,137	4,982	4,643.34	5,000.00	3,619.50	6,500.00
Security						500.00		1,500.00	1,500.00
Snow Removal	6,901	9,765	14,128	4,767	17,355	24,802.00	4,106.00	25,000.00	20,000.00
State Park Passes	9,225	9,300	9,300	9,306	9,375	9,375.00	9,300.00	9,375.00	9,450.00
Water Management	944	974	1,138	683	1,158	566.70	1,202.70	1,250.00	1,331.50
Water Shares	4,157	13,025	2,319	3,055	4,879	5,726.45	4,200.00	5,000.00	4,000.00
Water System	258	176	710	536	1,225	1,920.00	1,635.00	2,000.00	2,280.00
Water Test									
Website Management					2,100	250.00	276.55	200.00	100.00
Weed Control									
<b>Total Expenses</b>	46,474	65,014	63,941	41,605	64,883	79,389.75	66,475.00	52,162.75	92,980.00
<b>Net Income (loss)</b>	14,157	(3,930)	(4,261)	18,766	2,959	(7,320.75)	6,486.00	26,178.25	(21,679.64)
									71,305.00
									555.00

Audit/Review

Rural Water & St Corp Reg

Tenn/B-Ball Courts

125 lots \* \$75

\$375 p/mth FkHkia

\$175/m

Website & Email

Projection assumptions

**BALANCE OUTSTANDING ON LOTS IN ASPEN COVE      DECEMBER 31  
-2019**

	2018 Assessment	2017 SA for snow	2019 Assessment	2019 Special Assessment	Late Fees	Weed Fines
Jack Bailey						
Jed Baker			\$ 555.00	\$ 166.00	\$ 9.00	\$ 66.00
Kevin Baadsgaard				\$ 166.00	\$ 66.00	\$ 250.00
Mark Kehl			\$ 75.00	\$ 166.00	\$ 16.00	\$ 16.00
Shane Swanson	\$ 75.00				\$ 100.00	
Steve Wilson						
Terry Rowley					\$ 16.00	\$ 150.00
Sonny Olsen		\$ 96.00			\$ 69.00	
Timothy Hoopes				\$ 166.00	\$ 16.00	
Kevin Callahan				\$ 166.00	\$ 16.00	
Joe Shenk				\$ 166.00	\$ 16.00	
Mike Clark					\$ 16.00	
Joe Colledge					\$ 16.00	
Russ Christensen	\$ 75.00	\$ 96.00	\$ 630.00	\$ 996.00	\$ 422.00	\$ 400.00
<b>Total</b>						<b>\$ 2,619.00</b>

	Average 2012-19	Median 2012-19	2019 Actual	2019 Budget	2020 Budget
<b>Total Revenue</b>	\$ 67,064	\$ 61,083	\$ 93,735	\$ 93,362	\$ 73,859
<b>Expenses</b>					
<b>WATER SYSTEM</b>					
Water Management	\$ 1,572	\$ -	\$ 4,875	\$ 4,200	\$ 4,500
Water Shares	\$ 1,000	\$ 1,000	\$ 1,332	\$ 1,250	\$ 1,350
Water System	\$ 5,908	\$ 3,606	\$ 24,775	\$ 5,000	\$ 4,000
Water Test	\$ 848	\$ 536	\$ 2,045	\$ 2,000	\$ 2,280
Power	\$ 4,726	\$ 4,500	\$ 5,952	\$ 4,500	\$ 4,500
	<b>\$ 14,054</b>	<b>\$ 9,641</b>	<b>\$ 38,978</b>	<b>\$ 16,950</b>	<b>\$ 16,630</b>
<b>ROADS</b>					
Dust Control	\$ 7,302	\$ 8,850	\$ 10,702	\$ 10,500	\$ 10,500
Road Maintenance	\$ 7,276	\$ 6,514	\$ 3,620	\$ 10,000	\$ 6,500
Snow Removal	\$ 15,150	\$ 12,000	\$ 47,831	\$ 25,000	\$ 20,000
	<b>\$ 29,728</b>	<b>\$ 27,364</b>	<b>\$ 62,152</b>	<b>\$ 45,500</b>	<b>\$ 37,000</b>
<b>MEMBER SERVICES</b>					
State Park Passes	\$ 9,339	\$ 9,300	\$ 9,375	\$ 9,375	\$ 9,450
Recreation Expense	\$ 1,256	\$ 821	\$ 1,150	\$ 15,000	\$ 2,500
Annual Mtg/Mbr Service	\$ 130	\$ 75	\$ 30	\$ 200	\$ 100
Website Management	\$ 35	\$ -	\$ -	\$ 200	\$ 100
	<b>\$ 10,758</b>	<b>\$ 10,196</b>	<b>\$ 10,555</b>	<b>\$ 24,775</b>	<b>\$ 12,150</b>
<b>GATES/SECURITY</b>					
Entrance Gates	\$ 1,576	\$ 698	\$ 30	\$ 1,000	\$ 700
Gate Telephone/internet	\$ 507	\$ 300	\$ 1,252	\$ 1,000	\$ 900
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500
	<b>\$ 2,488</b>	<b>\$ 998</b>	<b>\$ 1,282</b>	<b>\$ 3,500</b>	<b>\$ 3,100</b>
<b>ADMINISTRATIVE/GENERAL</b>					
Accounting	\$ 267	\$ 299	\$ 500	\$ 500	\$ -
Bank Service Charges	\$ 65	\$ 82	\$ -	\$ -	\$ -
Corporate Dues	\$ 57	\$ -	\$ -	\$ 305	\$ 325
Legal Services	\$ 1,070	\$ 230	\$ -	\$ 200	\$ -
Liability Insurance	\$ 668	\$ 625	\$ 830	\$ 900	\$ 850
Office Supplies	\$ 537	\$ 50	\$ 246	\$ 400	\$ 500
Postage	\$ 235	\$ 199	\$ 205	\$ 150	\$ 250
Printing	\$ 114	\$ 50	\$ -	\$ 100	\$ 150
Property Management	\$ 3,376	\$ 3,194	\$ -	\$ -	\$ -
Property Mgr.(fuel)	\$ 219	\$ 100	\$ -	\$ -	\$ -
Property Tax	\$ 644	\$ 152	\$ 666	\$ 200	\$ 350
Weed Control	\$ 295	\$ -	\$ -	\$ -	\$ -
	<b>\$ 7,547</b>	<b>\$ 4,982</b>	<b>\$ 2,448</b>	<b>\$ 2,755</b>	<b>\$ 2,425</b>
<b>Total Expenses</b>	<b>\$ 64,575</b>	<b>\$ 53,231</b>	<b>\$ 115,415</b>	<b>\$ 92,980</b>	<b>\$ 71,305</b>
<b>Net Income (loss)</b>	<b>\$ 2,489</b>	<b>\$ 7,852</b>	<b>\$ (21,680)</b>	<b>\$ 382</b>	<b>\$ 2,554</b>

## Aspen Cove HOA Board members needed

Rick Seastrand <seastrandrandb@hotmail.com>

Sun 1/26/2020 9:53 AM

**Bcc:** Daniel Allen <daniel.allen@usu.edu>; Jeanne Baadsgaard <jeanne.baadsgaard@nebo.edu>; xdrywall@aol.com <xdrywall@aol.com>; BBBallantyne@pccaero.com <BBBallantyne@pccaero.com>; bbballentyne@pccaero.com <bbballentyne@pccaero.com>; Todd Ballantyne <tball338@gmail.com>; marnaeballantyne@gmail.com <marnaeballantyne@gmail.com>; Larry Bartholomew <lbartholomew@helpside.com>; Brent Rex Baxter <jbbaxter94@gmail.com>; mberensen@msn.com <mberensen@msn.com>; apb071350@gmail.com <apb071350@gmail.com>; apb71350@gmail.com <apb71350@gmail.com>; kathy brown <kathy\_l\_brown@hotmail.com>; ambruno@brunoengineering.com <ambruno@brunoengineering.com>; scoslicer@gmail.com <scoslicer@gmail.com>; wburton29q@gmail.com <wburton29q@gmail.com>; Steve Caldwell <steve@uvhba.com>; callahanconstruction@msn.com <callahanconstruction@msn.com>; carriefnp@me.com <carriefnp@me.com>; itzigs@gmail.com <itzigs@gmail.com>

Good morning,

Aspen Cove Homeowners Board is in need of a few volunteers to replace those retiring. Specifically, we need a secretary and three additional board members to serve a two year term.

Please consider volunteering to serve our community. If you are interested, please send a note via e mail:

**board@aspencovehoa.org**. Or you may simply tell a member of the current board that you would be interested in serving. We will need to reconstitute the board and present if for a vote at the annual meeting on Tuesday January 28th. This meeting will be held at the Utah Valley Home Owner's Association Office 707 East Mill Road, Vineyard, Utah. (1/2 of a mile West of the Center Street Orem exit. Center Street turns into Mill Road at Geneva Road)

Thank you for considering this. We hope to see all of you at the annual meeting in Tuesday.