

## Original Message

Dan Allen <daniel.allen@usu.edu>

Thu 1/28/2021 10:04 PM

To: Rick & Bonnie Seastrand <seastrandrandb@hotmail.com>

📎 1 attachments (18 MB)

January 2021 HOA Meeting -print version.pdf;

Dear Aspen Cove Members,

Earlier this month we sent the following message regarding the Annual Meeting scheduled for today, January 28:

We will provide a link to a video recording about 30 minutes in length, containing a presentation similar to last year's meeting. The agenda will include financial reports, presentation of officers and board members, and some additional updates. A separate link will be provided to capture votes on the proposed budget, reserve account, officers, and board members. These links will be available by the 28<sup>th</sup> and may be accessed safely and at any convenient time.

I have underlined video recording because a few have misunderstood, expecting this to be a live meeting via Zoom or some other videoconferencing medium. Below is a link to the recording. You may play the video on any device that can connect to the internet: phone, tablet, computer, etc. You may view the video anytime it is convenient for you. It turned out to be slightly more than 40 minutes in length:

<https://www.dropbox.com/s/crluezbschb0ajd/Annual%20Meeting%202021.mp4?dl=0>

Here is the link to the survey that will allow you to vote, make a selection, and give feedback, based upon the content of the video:

<https://www.surveymonkey.com/r/7PNCWKB>

I am also attaching a file containing about half of the slides used in the video – a shorthand version of the complete meeting. Use as you wish.

Happy viewing!

Dan Allen,  
President

**ASPEN COVE HOMEOWNERS'  
ASSOCIATION ANNUAL MEETING**

**January 28, 2021**

# AGENDA

- ANNOUNCEMENTS
- 2020 HIGHLIGHTS
- ASPEN COVE WATER SYSTEM
- OFFICERS AND BOARD MEMBERS
- RESERVE ACCOUNT
- ANNUAL BUDGET
- PROPERTY TAX INITIATIVES
- CONCLUDING COMMENTS

HANG ON REARVIEW MIRROR OR PLACE ON DASHBOARD. THIS SIDE FACES THE WINDSHIELD. REMOVE BEFORE VEHICLE IS IN MOTION.

JAN  
FEB  
MAR  
APR  
MAY  
JUN

**UTAH  
STATE PARKS**

**ANNUAL  
DAY USE  
PASS**

**2020/2021**

JUL  
AUG  
SEP  
OCT  
NOV  
DEC

VALID THROUGH MONTH PUNCHED 2021  
See reverse side for terms and conditions



STATE PARKS  
Sponsored by Friends of Utah State Parks

Pass issued to:

Print name

Signature

21A07201

DPR (Rev. 10/2018)

**Increase in 2021 assessment.** The annual assessment to each owner in Aspen Cove will increase by \$25 as a result of the just recently announced increase to the charge for annual passes to Utah State Parks. Here is a link to the announcement, dated 12/31/2020 on the Utah State Parks website: <https://stateparks.utah.gov/2020/12/31/utah-state-parks-announces-changes-to-annual-pass-fees/>

Section 6.4 of the CC&Rs sets forth the basis for annual assessments: "Each lot shall... be subject to an annual assessment of not more than \$1,000, in addition to the cost of the Utah State Park pass at the then prevailing rate." A vote of the membership is required to increase the base assessment from its current level. The change in the cost of park passes becomes an automatic pass-through since the association is obligated to purchase passes at the new rate.

## NEW OPTIONS FOR 2021

1. **Scotfield only pass: \$75**
2. **Senior state parks pass (for qualifying owners 65 and over): \$50**
3. **Regular annual day use pass (what we have now): \$100**

## **NEW ANNUAL PARK PASS OPTIONS: HOW TO MAKE SELECTION**

- 1. Accompanying this video is a link to a survey (like the one we did last summer)**
- 2. Choose one of the three options on the survey, indicating your lot number(s)**
- 3. If you do not respond, the default will be the lowest cost option available to everyone regardless of age, which is the \$75 Scofield only pass.**
- 4. Since all accounts have been billed \$100 for 2021, you will receive a credit for a lower rate if applicable.**
- 5. This choice will carry forward to future years unless you communicate a change (email [board@aspencovehoa.org](mailto:board@aspencovehoa.org) to communicate a change).**

## TWO OTHER ANNOUNCEMENTS

- Contractor and back (west) gate code will change March 1. Watch for email.
- Plan on June 19<sup>th</sup> for spring meeting and day of service.