

Aspen Cove @ Scofield Annual Member Meeting

Utah Valley Home Builders Association- January 26, 2022, 6:30 PM

A roll was passed out to lot owners.

Bylaws and the CCR's test.

Bylaws Homeowners

Owners

Meeting to be held in January, elect board, budget, and other meetings

Agenda slide

Introduction's

Talked about president (Dan)

What s' new

Snow information SNOTEL sites that report on the water last year 113% and this year we are at 218% of normal. We think that the lake will be filled this year.

Gate is standing up and not closing. The repair person came and fixed it, then it would not work and so that is why the gate is up. A fuse was blown, and the cost was \$700.00 for the repair.

Fire trailer...that held a fire hose was sold to the Erkkila's, but the hose is now in a container by the shed.

Tennis Court and her company finished the 2 courts. It was beautiful for a couple of weeks, then the damage began. Gravel on the court has caused some damage. Big rocks were left on the court and has done some damage, the cost to repair will be \$3000.00 to clean repair and seal

Basketball standards have also been damaged. Replacement is \$2000.00 Dominator basketball standards are the ones that we are going to replace the old ones with. A short video was shown about the proposed standards that are going to be installed. Contractor Lisa is going to make these available at her cost.

Annual dues billing was sent out early due to the state park pass that expired at the end of December, there was information from the state that the costs changed for the passes. Scofield pass in not changing, Scofield only change by \$15.00, and the All parks changed by \$25.00. The treasurer will be sending out a new invoice with the difference.

If cabin owner puts a note on their car at the boat ramp there will not be a fine or citation on a packed car.

Right of way, connection Aspen Cove to the country road slide...purple line is just an easement but google maps has it as a through road. Mark Nelson has negotiated this right of way; the west property has been sold and is being developed. They do not like this road. Legal easement.

Bottom line is that this is a much nicer right of way. A new gate is needed, but the new fence is not something that we would like to do. They want to run cattle and they need the fence. An offer of \$5000.00 was given toward the fence. Matt Brown has not given a reply regarding the fence. Estimated expense for fencing is \$5000.00.

Water system

This has been a big challenge. the most expensive thing that we have and most important. Utah state division of water rights price river water users. Voted to change the requirement from 1 share (acre-foot) per lot to ¼ acre –foot. The owner demanded that we turn over the excess shares, from 131 to 41 shares. We received compensation for the prior 10 years' expense of holding shares. fees will be lower going forward; proof is required of beneficial use nearly ready to submit.

Requirements EPA and Utah Division of Drinking Water

Test for bacterial

Test for titrates

Test for sulfates

Cross Connection policy will be put in place in January 2020, and nothing should be connected to the water system that could contaminate the water system. Every system should have a backflow prevention device on their system.

The water system takes a lot of money to maintain. We have spent \$11,000.00 to repair the water system since 2021.

Water well #4 repair is \$2025.00 2 buster pumps and fire pump \$16,404.00

Reserve account is in the negative.

Consumer confidence report

Sanitary survey

Sate protection plan

*Elections of Officers... Anyone interested in being on the HOA board, talk to Scott Harding.

Nominations for president secretary and treasurer. all in favor.

Board members.

Jared Edwards,

Bob Conner,

Allen Rowe,
Bob Dal Ponte
Scott Harding,
Scott Jarrett and Nicole White.

****Reserve account**

Talked about the duties of the association...

Operation and maintenance of common areas and common developed areas and facilities

Operation maintenance and improvement of culinary water system,

Maintain liability as well as any other insurance needed.

Enforce

It is now state law to have any owner's association to maintain a reserve account. has been funded from the annual fees in the past.

\$39,068.00 starting balance

10366.00

4263.48

Total 14629.48

Interest 19.81

Slide on the Aspen Cove HOA reserve analysis sheet was reviewed.

Operating account slide was reviewed.

Annual Dues: \$72400.00

Collection of past due balances \$2000.00

Snow assessment 130 x \$50.00= \$6500.00

****Annual budget**

This was reviewed--

There was a discussion which followed before the vote.

Proposed assessment for 2023

Reserve account – 23 needs-see slide

total		per lot
West side fencing	\$5000.00	\$38.00
Court repairs	\$3000.00	\$23.00
Basketball standards	\$4000.00	\$31.00
Reserve account-deficits		
Water system control	\$10.334.00	\$79.00
Tennis court	\$3680.00	\$28.00
Basketball court resurface	\$5800.00	\$45.00
Operating account		
Snow assessment	<u>\$6500.00</u>	<u>\$50.00</u>
total	\$30314.00	\$295.00

A vote was taken on the reserve and annual budget and the special assessment was taken...

Motion to approve by...Clay Frandsen included the operation, reserve and

2nd by...Keith Jensen

The motion was unanimous for this vote.

Picture of jack-knife trailer was discussed and a fine will be assessed to the lot owner. It is suggested to post signage that there will be a \$1000.00 fine.

Rentals were discussed and a \$500.00 per night fine would be assessed.

The back gate code is STOP 7867 as of February 1.

May 1, August 1, November 1 and February 1.

Dust Control is not scheduled yet.

June 24th summer work meeting.

Mailing Address for Aspen Cove.

Aspen Cove HOA

HC box 216

Scotfield Utah 84526

Discussion on taxes that have been imposed. There has not been an update on the tax situation. It was suggested to have a letter written to the governor of Utah.

Wave crest update...There was a short discussion on WaveCrest. They also bought the property at the south end of the lake. Allen sold some of his property to them so that they have access to all their property now. Aspen Cove still has access to the lake from this road, but please do not trespass on their property.

Meeting adjourned...8:45 pm