

ASEPN COVE HOMEOWNERS ASSOVIATION SEMI-ANNUA MEETING
 Thursday, January 25, 2018 6:00 pm
 Utah Valley Home Builders Association Office
 1443 West 800 North Orem, Utah

	Welcome	Mark
	Introductions of those in attendance	Mark
	<p>Board reports-</p> <ul style="list-style-type: none"> • Bonnie Seastrand-Secretary Talked about directories and asked everyone to make updates where needed • Curtis Steele-Treasurer Curtis discussed the financial sheet. Money coming in and all expenses have been accounted for. \$34888.36 is what is in the checking account. \$60205.22 is in the money market account. Total of \$95093.58 Talked about deposits, money outstanding, home owner dues. Talked about snow assessment and the outstanding (still owing) monies. The motion was made by Bob Conner to approve the 2018 budget, Rick Seastrand seconded the motion. Those members that were in attendance were all in favor for the approval of the budget. There was no one that was not in favor. We as a board are working to keep the budget in a positive way, with money being allocated to where it needs to go when the money is received. • Dan Allen-Roads/Gates Snow removal cost \$25,000.00 last year with a budget of \$18,000.00. Due to the dry winter, only \$400.00 has been expended so far this year (2018). Dust control last year cost \$9824.47 with a budget for 2018 of \$10,500.00. There was a consensus to do all the roads and not just sections, the less traveled areas with only one coat and there were areas that did not have any application that has happened in the previous years. People were grateful for the 2 barriers recently added along the dug way that were put in this fall. With a possibility of a few more installed over the next couple of years. Gates...Codes will be change to SNOW (7669). This will change on Feb. 1, 2018. Front and back gates going in and out. 	

There was a belt on the front gate that was replaced by Mark and Dan that was about to break.

- **Jared Edwards-Member Services/Common Area**

Tables are becoming brittle and need to be replaced or maintained. The cost for 6 standard grade tables 6 feet long is \$1025.59 commercial grade \$1282.03. This is based on a bid dated January 4, 2018. The tennis court and basketball court need to be resurfaced. A bid of \$13,000.00 was given by one contractor. Other bids will be requested. One member suggested that we look into purchasing aluminum tables. They would be more expensive but last much longer. The board will look at the cost for the aluminum tables. There needs to be some TLC, there was a suggestion from a lot owner to just add the money to the budget to replace the tables. There was some discussion about the tennis court and basketball courts to be resurfaced.

- **Bob Conner-Member Services/Security**

The gate codes will be changed February 1, 2018 to SNOW (7669) This is for exiting the front gate and for the manual lock at the back gate. IT will also be the new entrance code for contractors and other who need entrance to the property. However, to be used as an entrance code, it must be entered into the keypad as #7669. This entrance code is also recommended for your occasional guests.

Pictures from the camera at the front gate will be available on our new website, when it is completed. However, they will be still shots. The same will be available for the common showing the picnic area and courts. Vandalism at the common area has been an unneeded expense for the Association. There was a fire built on the basketball court shortly after it was resurfaced a few years ago. And fences and gates have been made useless. There has been discussions about projects to improve the HOA, however, the money that could be brought these projects to pass had to be used to repair the existing facilities. Security at the back gate is also a concern. There have been thefts and vandalism that we all must try to prevent. Do not give your personal gate code to construction workers. Use the contractor code that is available. A bid to install a security system at the back gate area was \$4650.00. This bid was received in 2017.

There is going to be a new Association website soon. Bob is working with someone to get this done.

- **Rick Seastrand-Architectural Committee, Harding, West, Allen, Webster, may all have projects this summer.**

One of our members has approached the board about installing a ground-based solar system for backup power for their cabin. There was a question on whether they should be on the roof or on the ground with décor around them to obscure them from site. Steve Caldwell suggested that this decision should be left to the lot owner. There was a discussion about if they are on the roof that would be what most people would want. If on the ground they may be an eyesore to other property owners. A few years ago, a request to install a wind generator was rejected by the architectural committee because of the distraction that would be caused to the beauty of the natural environment. This decision will need to come before the architectural committee. They are working on guidelines for such projects. The Association Bylaws may also need to be amended to reflect these types of projects.

- Mark Page-Water

There were not elevated contaminated levels found in our last nitrate and sulfate water samples that were collected and tested in December. Our monthly bacteria samples have also been good. Our daily/monthly water use is very low in the winter because we are not at our properties and there are only two full-time residents at the present time.

The water pressure is still good. However, some residents indicated at higher elevations in the development may experience less pressure. One potential contributor that may cause a loss of pressure is the build-up of hard water in our pressure regulators located on our cabins. If you have experienced a drop in your water pressure you may want to check this out. The system is now about 20 years old and some of our cabins have been in use for several years. This past year all of the fire hydrants (17) have been inspected and operated. Two were repaired and one more will need to be repaired this summer. Parts for the hydrants are very expensive. There is a program from the Utah State Division of Water Quality that we must begin to comply with. It deals with cross-connections to our culinary water and backflow prevention into the same system. The program was discussed briefly. Pamphlets were handed out. The liability for these matters rests with each lot owner. If a problem occurs, the offending lot owner is liable for any damages caused. These situations need to be monitored by the lot owners. Under the cross-connection/backflow prevention control program we are reminded that cutting into our water system should only be done by a professional plumbing contractor. They will adhere to the international plumbing code and install the proper devices to keep our drinking water safe. Under this program connections are rated as hazardous and non-hazardous connections include drip watering systems. The hazardous category included water conveyances to livestock watering troughs.

Both would be difficult to deal with considering that herbicides and pesticides and livestock waste could be introduced onto our water system. Please protect our precious drinking water supply and distribution system. Items #9, #10 and #31, in the attached pamphlet may be helpful and are very inexpensive. Each has a specific application and if installed for the correct use, will serve us well. Each has the capability to creating an air break in the water line at the device. If you have any hose bibs coming from your cabins, item #9 is recommended. Every frost-free hydrant in our yards should have item #10 installed. If you are concerned that the device may not function properly during the winter months, thus allowing your hydrant to freeze, remove it and put it back on for the summer months. Item #31 may also work on many of the drip irrigation systems in the development. However, it too must be installed correct and according to the manufacture's specifications to work properly. Remember, we have asked all of you with a drip system not to leave them charged when you are not at your property. It only takes a short time, with a broken water line, to draw a significant volume of water from the storage tank. If we also had a fire at the same time our ability to assist with the fire would be severely reduced. Having the proper devices on place will help eliminate the opportunity for back flow from a hose left in a water livestock trough, herbicide sprayer, or mud puddle from being drawn back into our drinking water supply line. From the date of this meeting forward, when a project is approved by the architectural committee, that requires an outside contractor(s) to be onsite, the lot owner must provide a portable toilet for the workers use. It must also be maintained regularly. We need to protect the environment around the various worksites in Aspen Cove.

Other business-

- Board member needed-no one volunteered.

Alan Rowe nominated and all in favor. To serve on the board. Alan agreed to serve with the board

- Travis Engar-HOA member: When the Association website is developed it would be helpful to post information about contractors, such as painters, construction, windows, etc., who we could recommend to contact for the work we may need. Also those that you would not suggest.

Travis is also a doctor and would be happy to assist anyone with an emergency in Aspen Cove, if he is at his cabin lot #107. His cell phone is 435-630-0145. Travis and his wife attended the December 8th 2017 board meeting to discuss the possibility of installing a cell tower within Aspen Cove to enhance toe need to emergency communication. His further research revealed that Verizon has stipulations where their cell tower may be located. As a result this issue will not be carried further.

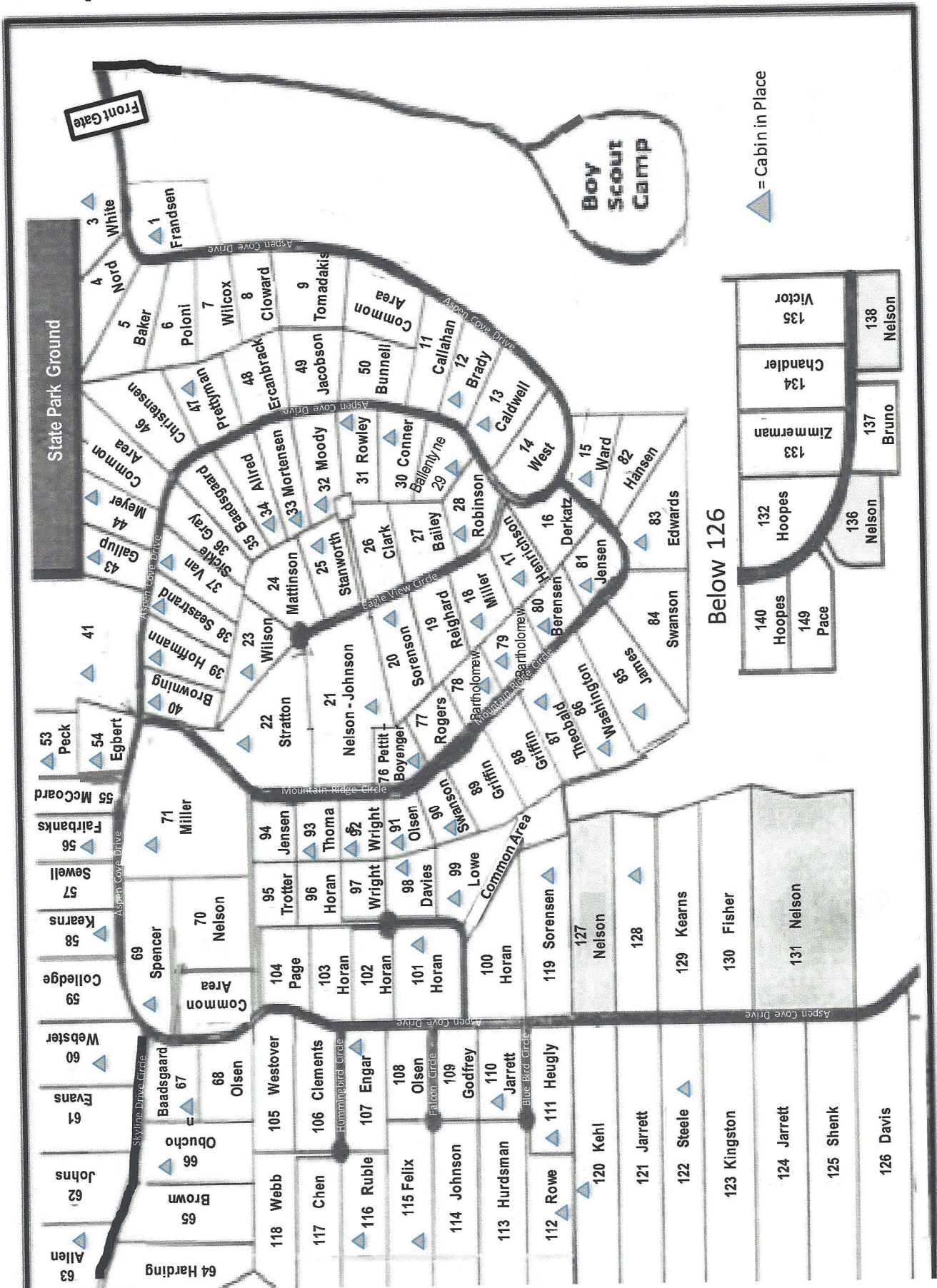
Travis also discussed the apparent lack of fairness in the association in the assessed property values in Carbon County. Our property in Aspen Cove has been evaluated at a rate of \$50,000.00 for the first acre and \$10,000.00 for each additional acre or part thereof. This evaluation is not used consistently throughout the county and not even for the other mountain property. There seems to be not rhyme or reason in how Carbon County evaluates property throughout the county. Ten or 12 years ago some property owners went to Carbon County to complain about their taxes and they were told that "you" can afford it. If there is enough interest maybe an attorney could be consulted to see if something could be done concerning this matter. We pay more in taxes for less services that probably anywhere in the county. Some Utah County lot owners have designated their cabin lot as primary residence and they have automatically changed these back to the secondary residences. Mark Nelson said to look at "comps" (comparables) for the year regarding taxes. Mark Nelson says that he does not think that an attorney would be a good idea. Mr. Mortensen indicated there is a way to attack the system. The commissioners do not have the power to change the tax information given to them. Travis will find an attorney to visit with about our tax situation. He will get back to the board with his findings.

Meeting adjourned-8:17 pm

2012-2018 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/16	12/31/2017	1/31/2018	1/31/2018	1/31/2018
	Actual	Actual	Actual	Actual	Budget	Actual	Actual	Budget	Actual	Projection assumption
	2012	2013	2014	2015	2016	11/30/16	12/31/2017	1/1/2018	1/31/2018	
Cash Balances										
Checking - Zions	1,738	14,431	121	517	3,740	3,740	11,623.28		\$	34,888.36
Zions Money Market	52,047	60,367	55,902	75,039	75,135	75,135	60,205.22		\$	60,205.22
Total Cash	53,785	74,798 ¹	56,023	75,556	78,875	78,875	71,828.50		\$	95,093.58
Revenues										
Special Assessment Snow 17'	60,571	61,083	59,680	60,371	59,620	67,842	71,078.00		\$	288.00
Dues									\$	27,535.00
Weed Control/fines									\$	125 lots
Late Fees									\$	
Interest income									\$	
Road Impact Fees									\$	
Expenses										
Corporate Dues	50	0	0	0	0	105	10.00	100.00	\$	10.00
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	150	299	151	300	583	500.00	500.00	\$	Audit/Review
Property Management	3,972	3,972	5,958	3,194	4,200	2,100	0	4,200.00	\$	Moved to Water Mngtr
Water Management	100	243	267	0	0	0	3,850.00	4,200.00	\$	160.00
Property Mgr. (fuel)	893	893	529	750	500	1,118	5,834.97	500.00	\$	
Recreation Expense	4,157	13,025 ²	2,319	3,055	3,000	4,879	5,726.45	6,000.00	\$	
Water System									\$	
Security	879		0	0	250	79	150	500.00	\$	
MISC.	66	40	44	44	100	464	250	300.00	\$	
Printing	2,300	1,194	3,549	230	500	0	500	500.00	\$	
Legal Services	6,143	8,447 ³	0	9,120	9,000	9,523	10,000	10,500.00	\$	
Dust Control	6,901	9,765	14,128	4,767	13,000	17,355	24,802.00	18,000.00	\$	400.00
Snow Removal	2,475	698	6,587	362	1,500	2,615	1,966.00	1,500.00	\$	
Entrance Gates	6,514	8,179	12,159	3,137	7,825	4,982	4,643.34	5,000.00	\$	2,400.00
Road Maintenance	9,225	9,300	9,300	9,300	9,300	9,375	9,375.00	9,375.00	\$	3-year average
State Park Passes									\$	125 lots *\$75
Annual Mtg/Mbr Service	39	1,882 ⁴	696	26	100	0	75.03	300.00	\$	
Office Supplies	14		0	0	0	0	114.63	200.00	\$	129.81
Income Tax	1,723	1,262	74	0	0	0	111.56	200.00	\$	
Property Tax	4,360	3,800	5,007	5,253	5,500	5,407	3,872.95	4,000.00	\$	262.98
Power	250	220	272	304	320	492	1,019.01	1,200.00	\$	100.13
Gate Telephone/internet	944	974	1,138	685	1,100	1,158	566.70	1,200.00	\$	
Water Shares	258	176	710	536	300	1,225	1,840.00	2,000.00	\$	60.00
Water Test									\$	
Weed Control									\$	
Total Expenses	47,507	65,014	63,941	41,605	57,595	64,962	78,501.31	66,975.00	\$	3,522.92
Net Income (loss)	13,264	(3,930)	(4,261)	18,766	2,025	2,880	(7,423.31)	5,619.00	\$	24,300.08

Aspen Cove Member List and Lot Map 7/16



Below 126

140	Hoopes	132	Hoopes	133	Zimmerman	134	Chandler	135	Victor
149	Pace	136	Nelson	137	Bruno	138	Nelson		

▲ = Cabin in Place