



**ASPEN COVE HOME OWNER'S ASSOCIATION SEMI-ANNUAL MEETING  
TUESDAY JANUARY 28, 2020 6:30 PM  
UTAH VALLEY HOME BUILDER'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)*

**Welcome: Dan Allen-Board President**

**Introductions of those in attendance.**

**Dan Allen: President**

**Board responsibilities, policies and procedures.**

**Present, review and approve budget**

**Other business-remind your guests about the RULES for ASPEN COVE.**

Aspen Cove Home Owner's Association Semi- Annual Meeting  
 Tuesday, January 28, 2020 6:30 pm  
 Held at the Utah Valley Home Owner's Association Office  
 707 East Mill Road in Vineyard, Utah

Corrected 5/7/2020

	Welcome	
	Introductions of those in attendance. Please see attached list.	
	Words for the President-Dan Allen	
	<p>Discussion of responsibilities of board members:          Discussion on the website, showing how to get info for CC&amp; R's and Bylaws. There are many pages with key elements...board responsibilities. One responsibility of the board is to enforce the rules.          Section 5.3 bylaws A-E          F-duties of the association thru the board of directors.</p> <ul style="list-style-type: none"> <li>• The lock that was cut off at the back gate.</li> <li>• Gate to the back was left unlocked.</li> <li>• Front gate picture shows that there is a truck pulling a trailer up the hill.</li> </ul> <p>Sent out a notice a couple of months ago....on compliance, gate issues, trailer stored on property, there were several lots that had multiple trailers and after the notice they removed them. There are several lots that have multiple entrances. Trespassing is also another problem.</p> <ul style="list-style-type: none"> <li>• Violations. Section 12.1 was discussed</li> <li>• Violations. Section 12.2 was discussed</li> <li>• Violations. Section 12.3 was discussed</li> </ul> <p>There is a schedule of fines that was discussed. Grievous violations fines was discussed.</p> <p>It was discussed to call the Sheriff in a case that caused a threat to you or if there is damage to your property.</p> <p>Kathy Fairbanks---weed infestation...clears the weeds from both lots on each side of them. She is wondering if there is a way there could be some help with the back area of the lots. Would like to have more enforcement in this area. They cleared over 1000 thistle. It is suggest that the board member go onto each lot and view the back part of the lots. It was suggested to contact the board member about the weed problems so that we can help in some way.</p> <p>Kathleen Steele...talked about trailers that have been stuck...it was suggested to put up a second sign about NO TRAILERS. Guests are the ones that have been stuck in the past. 2 wheel drive cars are an issue as well.</p> <p>Suggested to have better signage on the road for trailers and 4 wheel drive. One that would be able to take down and put back up. There was a sign that stated it was \$80.00 per hour for how long that you were stuck. It was suggested to have that put back up or something similar. There have been times where vehicles were stuck for 7 or more hours. Out on agenda for the next board meeting.</p> <p>Document if you see anything that is concerning.</p>	

	<p>2 meeting that are mandated per year. 5-7 board members on the board. Scott Jarrett and Steve Bohin have expressed interested in being on the board. Propose a change to the board.</p> <p>Dan review what each board member was responsible for and that we meet monthly.</p> <p>Security is taken seriously.</p> <p>Policies: Procedures:</p>	
	<p>Present Budget: picture of budget was shown. The spreadsheet was changed to a more organized sheet. Review Budget: Discussed the budget and how the amount was figured. Water system--The pump and water system was replaced in 2019. What is the status for the water system now...booster pump was leaking, they are sold as a unit. Electronics were replace as well. *Road budget was discussed, snow removal and duct control. *Member Services: park passed is something that we are required to buy. *Common area: basketball, tennis court need to be repaired and there is not anyone who is willing to come up and do the repair. *Gates &amp; Security: There was a lot of dead trees that have been removed at the common area. There are funds for the beautification of that area. It was suggested to put a trail camera at the back gate. *Administrative/General: Property management is something now that the board is doing. Problem with address for the tax section. There are 6 lots that will be included in the property tax section. Total revenue was discussed Total expenses exceeded revenue by \$21,680 Bob Fairbanks suggested to look into new state law regarding maintaining a separate reserve account. Required to have a reserve fund for the most expensive items that may need to be replaced in the future. Question on the snow blower. James says that it is more efficient and less costly to the board. It will do is in less time and will minimize the drifting.</p> <p>All members in attendance approved the 2020 budget. No one was opposed to the budget.</p>	
	<p>Other business: No other business. Any concerns: There were no concerns</p> <p>To contact the board use the email <a href="mailto:board@aspencove.org">board@aspencove.org</a> Mailing address HC 35 Box 215 Scofield, Utah 84526</p> <p>Reminder of the guest rules for Aspen Cove:</p>	
	<p>Meeting adjourned: 7:59 PM</p>	

	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 System Management	\$ 2,420	\$ 536	\$ 6,920	\$ 6,200	\$ 6,780
Water Shares	\$ 1,000	\$ 1,000	\$ 1,332	\$ 1,250	\$ 1,350
Water System Maintenance	\$ 5,908	\$ 3,606	\$ 24,775	\$ 5,000	\$ 4,000
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
Common Area Maintenance	\$ 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>					
Gates - Maintenance	\$ 1,576	\$ 698	\$ 30	\$ 1,000	\$ 700
Gates - Comms & Controls	\$ 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
	<b>\$ 7,252</b>	<b>\$ 4,982</b>	<b>\$ 2,448</b>	<b>\$ 2,755</b>	<b>\$ 2,425</b>
<b>Total Expenses</b>	<b>\$ 64,281</b>	<b>\$ 53,231</b>	<b>\$ 115,415</b>	<b>\$ 92,980</b>	<b>\$ 71,305</b>
<b>Net Income (loss)</b>	<b>\$ 2,783</b>	<b>\$ 7,852</b>	<b>\$ (21,680)</b>	<b>\$ 382</b>	<b>\$ 2,554</b>

ASPEN COVE HOME OWNER'S ASSOCIATION SEMI-ANNUAL MEETING

January 28, 2020 6:30 pm

Name	Lot #
SCOTT + BECKY HARDING	64
Bob & Rachelle Conner	30
Kick & Bonnie Sistrand	<del>38</del> 38
Tina Miller	#71
Rick & Jackie Wenzel (CANDIDA)	#92
MARK & GERRI PAGE	#104
Steve Caldwell	#13
Jerry & Marie Reinken	#28
Bob & Kay Smith	#19
UAnn Swanson	#84, 90
David Mortensen	33
Bob Conner	30
Marshall Meier	#44
Dan Washington	#86
Bob & Kathy Fairbanks	#56
Randy & Ranel Webster	#60
Susie Strong	# <del>106</del> 107
Ron & Susan Lowe	#99
Scott & Kristi Jarrett	#10
GARTH FELIX	115
TRAVIS ENGAR	#107
Todd Ballantyne	#40
Betty & Jerry Boyenger	76