

Aspen Cove at Scofield Annual Member Meeting

Thursday January 27, 2022 7:00 p.m. held at the Utah Valley Home Builders Association Office

Vineyard, Utah.

Zoom is having some trouble.

The purpose of this meeting, Article III unless otherwise determines by the Board of Directors the meeting will be held in January and June each year.

A) The first meeting will be held for the purpose of electing the Board of Directors, approve the proposed budget and for the transaction of such other business as is properly brought before the meeting in accordance with these bylaws.

B) The second meeting will be held for the purpose of gathering and organizing work groups for projects located within the community and the transaction of such other business.

****Introductions:**

Dan Allen, President

Group is quite large and no introductions were done.

****What's new**

Reservoir- Dan serves on the water conservative board, so reservoir at present time is at 24% full, that is not good. This is an improvement from not too long ago. It dropped to 18%. There is also a bit of mixed news from a government website that is for all dams throughout all the country. This website indicates that the capacity of our reservoir is 73,000-acre feet, which in fact it is only 65,000-acre feet. It may be less than that, they will be doing a silt study sometime this summer. This will help determine the actual capacity of the dam, it is probably less than 65,000-acre feet. So, based on the actual capacity it may be in the upper 20's.

In the Price San Rafael Mountain range, in terms of snow pack as of 1/26/2022 the snow pack was at 113%. There has been a ton of snow during the holidays, but we still need some more snow.

Park Passes- There has been discussion regarding the park passes in the recent email. Just a reminder regarding the park passes. There are 3 options... 1. Scofield only pass \$75.00, 2. Senior all state parks pass (for qualifying owners 65 and over) \$50.00, 3. regular all state parks annual day use pass \$100.00.

This is a choice that you will have each year. Your billing this year reflected what the treasurer perceived your current choice to be. If there is any confusion about this get in touch with Curtis Steele. Curtis has had a few requests to make a change on the park pass, there is still time to make a change if wanted. Some members had a credit on their statements due to the choice of the park pass that they chose.

Be sure to use the park pass ...1. When using park facilities, such as the boat launch. 2. When parking vehicles in boat launch parking lot. 3. Generally, do not need to show when just passing through.

There was a newsletter sent out with information on the park pass and the new younger ranger that is a go-getter, so you are more likely to get a ticket if you are parked at the boat ramp parking lot, or even parking your car there in the winter unless you use that pass in your car. He did say that if you have guests at your cabin and only 1 pass, you can use the pay envelopes - fill it out and indicate what cabin you are at...mark the envelope with A. C. (winter use only December thru March) then the cabin number and leave it on the dash of the car or where it can be seen.

It was brought up about trailers, it seems that the ranger is leaving those alone for the time being. It is just cars right now.

Some things that are happening on the West side of the community, west of Aspen Cove, there are a lot of new lots owned by Jared Brown called Scofield Mountain Estates. It has been a low-key area and now with everything going on there is a lot of new plats and lots that are being actively marketed. There will be a lot of new traffic and activity. This will also mean that there could be temptation to cut through our property. We do not want this to be happening.

There is also a little bit of a buffer that is an Aspen Cove common area. It is a narrow patch of 50 yards that runs along the west side of Aspen Cove. An additional buffer is a series of parcels owned by Jerry Frandsen, that lies between our common strip and the Jared Brown development. Those parcels have recently been purchased by Jared Brown. It is unknown what he plans for those properties.

On the East side of Aspen Cove, what used to be the Scout Camp is now owned by Wavecrest. The Scofield Retreat LLC, is also owned by Wavecrest. This is a 40-acre piece that they bought from Jerry Frandsen as well. They seem to be pretty good neighbors. Allen Rowe and Jared Edwards have been dealing with them because Allen and Jared own some lake front property down in that area as well. There has been a little bit of friction between all of us because the Wavecrest people wanted to try and use our roads to get to their property and we said NO! So, they have backed off from that for now.

The question was asked...Do we know any more what they want to do as far as development there? Dan asked Allen Rowe if he wanted to answer...In the scout camp area they are going to be developing some trailer sites, in the 40-acre area at some point maybe 3-5 years they are wanting to build a training center, bunk houses for their company to use, a biking path etc. There is a path that goes to the lake, used by our owners for years, that crosses their property. We have requested that the members of Aspen Cove be allowed to continue to use the path and they have agreed to that for now. The only thing that they have asked is that it is not abused or taken advantage. If you see anything of concern it is in our best interest to say something to whomever is causing damage or problems to stop what they are doing. We want to be able to continue to use this path.

There will be some development that will restrict passage through their property at some point and time. There is a map of these areas in the January 2022 slide presentation file on the web site.

There is a new development in Aspen Cove as well, that is being done by Mark Nelson. The piece of property titled American recreation and Sports has been platted (see slide presentation) this is going to be phase 7 and is actively being marketed right now. There is a total of 30 additional lots that will be added to Aspen Cove. With a total of 160 lots, this will be the end of new lots.

Question was asked...these new lots that are being platted is that where the road ends (see the slide)?
Answer: Yes.

Another question was asked...there was a conversation about some of the Wavecrest area and access to their other property (Scofield Retreat). Answer: Jared and Allen will be giving Wavecrest access through their property.

Another question was asked...With all the new construction...what about the water...will there be enough water from the water tank to handle the 160 lots. Answer: Yes, the water system will be able to handle all the new lots.

The question was asked...Where is the gate? Answer: A piece of equipment that the Erkkila's own that has the snow blower attachment on it collided with the gate. Mike Erkkila was driving it and when he got to the gate one of his workers put in the code so that the gate would go up, as Mike started to go midway through the gate came down while he was driving through. The gate is not supposed to do that, so the gate was damaged at that time. The Erkkila's are great people and they have removed the gate and taken it to a repair place somewhere near Price getting it straightened, painted and reinstalled. The gate has been hit several times, there is some rust so we are getting a practically new gate. For the next few weeks, we will be without a gate.

Officers and Board Members:

Dan is going to hand the microphone to Scott Harding. As Dan indicated at the beginning of the meeting, one of the prime reasons for the meeting is to elect officers and board members.

Article VIII Officers... Section 8.1 Number: The Officers of the Association shall be a President, a President-elect, a Secretary, a Treasurer, and such other Officers as may be elected in accordance with these Bylaws.

Section 8.2 Election and Terms of Office. The officers of the Association shall be elected annually by the membership in attendance of the Aspen Cove at Scofield Homeowners' Association meeting held in January. A majority vote of those members in attendance entitled to vote at said meeting shall determine the officers and their title. Each officer shall hold office until the successor shall have been duly elected and shall have qualified or until death, or until office shall resign or shall have been removed in the manner hereinafter provided.

Article IV-Board of Directors

Section 4.1 Number; Tenure and Qualifications. The affairs of the Association shall be managed by a Board of Directors consisting of not less than five (5) and no more than seven (7) with an additional two (2) alternate Board Members. Each member shall serve a two (2) year term. Each Board Member shall hold office until a successor shall have been elected and qualified.

In the bylaws it indicates that there needs to be a nominating committee, so the nominating committee is Scott Harding and Allen Rowe.

Scott Harding introduced himself and his wife Becky. Many of you have served on the board, the officers right now are Dan Allen, Bonnie Seastrand and Curtis Steele. There also needs to be 5 to 7 members and a couple of alternates. Question has been asked when we have reached out to someone

to join the board is how much time does it take and what is involved? Positions are voluntary to be on the board of directors. There is a monthly meeting, rotating between cabins. There is a lot of communication between board members either through text, email, and phone calls, making sure that we stay in touch if there is a concern or security issue. Our goal is to keep the roster full, to make sure that the spots are filled. With enough people on the board the loads will be less and get things done effectively. We need to share the institutional knowledge and to make sure that continuity is maintained.

Aspen Cove HOA Officers and responsibilities...

-President responsibilities: Dan Allen-- Bill Paying, Board Meetings, Dust Control, Snow Removal, Repairs.

-Secretary: Bonnie Seastrand-- Responsibilities: Minutes, Member Directory.

-Treasurer: Curtis Steele—Financial Accounting, Budgeting, Annual Audit.

There was a motion to vote and to approve the Aspen Cove Officers...Which are Dan, Bonnie and Curtis...All in favor say “aye”, anyone opposed? Motion was in favor to approve the Officers as listed above.

Aspen Cove HOA Board Members and responsibilities...

-Architectural Committee: Jared Edwards—Approvals, Inspections, Communications with Board.

-Security/Information technology: Bob Conner—Cameras, Website, Database (drop box) Signage.

-Compliance: Allen Rowe—Communication with members on violations.

-Water System: Bob DalPonte—Maintenance of Water System.

-Member Services: Scott Harding—Newslete, Notices, Member Meetings.

-Common Areas, Gates: Scott Jarrett—Maintenance & Repairs, New Development, Signs.

-Weeds: Heath Pulham—Inspections, Notifications, Assessment of Fines.

Are there any questions or nominations at this time for board members?

There were no questions, volunteers or nominations

There was a motion to vote and approve the Aspen Cove Board Members ...Which are Jared Edwards, Bob Conner, Allen Rowe, Bob DalPonte, Scott Harding, Scott Jarrett and Heath Pulham All in favor say “aye” ...any opposed? Motion was in favor to approve the Board Members as listed above.

Secretary:

Bonnie asked each member in attendance to verify information regarding names, address, phone numbers, e mail address and lot numbers in attendance, there is a folder that was passed along for them to do this.

Reserve Account:

Utah Code mandates a reserve account for HOA's. This is a fairly new law (2010, revised 2018), that requires all owners associations to have a reserve fund that is based on a calculation of the depreciating assets and what it is going to take to replace each item in the future. Since discovering this requirement in 2020 we have been attempting to do an annual contribution to this fund.

In 2021 this is what we have contributed to the reserve account...

Opening balance as of 1/1/2021 \$30,563.59

Contributions \$9794.00

Interest \$10.40

Expenditures -\$1300.00 Front Entrance-Moved pole from the center to the north side of the entrance.

Ending balance as of 12/31/2021 \$39,068.00

See Aspen Cove HOA reserve Analysis page (slide show). This has a list of items that are references to the state code. Including the year it was placed in service, original useful life and how many years are remaining, the replacement cost. Based on the number on this page the contribution should be \$10,366.00 into the reserve account for the 2022 year. The ultimate goal is to reach \$122,978.00.

Dan proposed that we adopt this plan which essentially means that we will contribute \$10,366.00 this year into the reserve fund. All those in favor of contributing \$10,366.00 to our reserve account this year please show by the raise of hand. All in attendance agreed to the contribution of these funds.

Dan said he should have asked if there were any questions or discussion. Does anyone oppose this? There was no one that opposed this.

There are several slides on the budget. There are slides that have a breakdown of each group.

HOA dues for the 2022 year...\$67,360.00

Collection-Past due accounts \$3,000.00

Leasing of the water shares \$2500.00

Other- Impact fees, interest \$5,000.00

Total \$77,860.00

The question was asked about the water...with the new lots that have been platted, are the Nelson's paying dues on those newly platted lots? The answer is NO. The way the CCR's are written it states that dues are not collected on the lots until they are sold. There are still a few lots that have not sold from the original development and they are not responsible to pay dues on lots that have not been sold to the public. When those lots are sold and the owners become members of the association then there will be an increase to the total revenue by assessing on those lots as well.

Roads are very expensive...road maintenance was high last year because they brought in many loads of road base. The roads had been needing additional road base. Conditions in recent years prevented this from happening. This was a catch-up year.

Snow removal...last year there was not a lot spent on snow removal, the snow removal for 2021 was \$9100.00 out of a budget of \$21,000.00. This helped us financially. The budget for this year is \$20,000.00 and is already in jeopardy.

Member services:

Park passes budget has gone down due to the changes in the options that are available. There are 3 options.

Gates and Security Issues and Concerns:

There has not been much money spent in the account. Question was asked about a webcam; Bob Conner made some comments that he was in contact with CentraCom and that there needed to be some things put in place before these things could happen. Power is one thing that needs to be put in place. We have been trying to get this done for some time now and will continue to work on this area,

Administrative:

There were some categories that have been eliminated. See the attached paperwork for the details of items that have been eliminated.

Office supplies - a new computer was purchased for the secretary.

There is a budgeted net profit of \$504.00 for the 2022 year.

The 2022 Annual budget as proposed was unanimously approved, there was not anyone who did not approve the budget.

There was a video shown of a Pepsi truck headed down the dugway toward the gate. This has been a real problem this year. Curtis has also pulled someone out of the snow. It is written in the CCR's that vehicles without 4 wheel drive are not permitted. It was suggested to put a sign that says not a thru road, or some other signage.

There are other concerns regarding access to Aspen Cove through the gates - trespassing, possible theft, and other concerns.

Each owner should have a gate code for their use. If you have a need for a one time code, please contact the board. We will be changing the code on 3/1/2022. It was suggested to reissue each lot owner a new code, to get rid of some of the old codes that may have been in use for a long time. When ownership changes, Bob Conner has them send a code that is assigned to the new owner.

There have been people that have cut to back gate lock to get out so that they can get to the county road. There are all kinds of activity to the west of the back gate. There are new lots that are being sold and that is going to cause some problems with people wanting to use our property as a shortcut rather than going around the lake. It was also suggested that the west gate may be moved to a different area, by request of Jared Brown. If you have a clicker, you can close the front gate as soon as you get out.

Fire trailer was discussed...it is pretty much useless and in the way. There is about 300 feet of hose, in the winter it is snowed in. Dan wants to donate the hose to the Scofield volunteer fire department, and sell the trailer. Does anyone have any issue with selling the trailer and donating the fire hose? It was proposed that the board take the means of removing the trailer. We will work in the direction of taking care of the trailer and fire hose.

Bob Ballantyne has been working on the tax initiative. The attorney that they were working with changed firms. Her new firm was retained by Carbon County. This created a conflict of interest, leading to being dropped by the attorney. It was asked if anyone knew an attorney who could help with the legal services, please contact the board.

Concluding comments and announcements.

Reminder that the Aspen cove rules be at each cabin. They are available on the website.

Gate Code will be changed March 1, 2022 to BOAT (#2628) No # sign at the back gate.

Road maintenance will be done sometime at the beginning of June.

Shirley Prettyman and Jerry Boyenger have passed away.

The board e mail is board@aspencovehoa.org

Meeting adjourned at 8:30 p.m.