

Aspen Cove HOA Board Meeting Agenda
 June 14, 2019 6:30 pm
 Allen Rowe Cabin

1	Welcome:	Dan
2	<p>Roll Call: Dan Allen, Mark Page, Jared Edwards, Curtis Steele, Bob Conner, Rick and Bonnie Seastrand, Allen Rowe. Scott Harding and Bob Del Ponte were not in attendance. Thank you Allen for hosting the meeting.</p>	
3	<p>Secretary: Approval of April 22, 2019 minutes--Motion to approve Rick seastrand 2nd Bob Conner all in favor to approve the minutes for the April Meeting</p>	Bonnie
4	<p>Treasurer report: Griffin wondering where the park pass is...Curtis mailed the park pass but they are stating that they have not received it. Have them verify address, Holding Kehl's he is refusing to pay for a park pass. Suggested that Griffins come to the meeting and pick one up. Outstanding fees, Curtis is holding the park pass for the following lots owners...Allred, Baker, Clark, Kehl. Quick books holds information on the outstanding balances for anyone selling their lot. IFY...Brent Baxter sends an automatic payments of \$50.00 per month to the bank account and it was suggested to add a line for a 2020 for the dues for his name.</p> <p>Water system \$610.00 was put under the water management. The audit was conducted of the book for 2019. There was a bill that was sent to Dan Allen with a letter. The association will go over the budget in the power section. Water and gate were the reasons that the power bill was so high. Financial report. Checking account balance-\$8017.07 Money market balance-\$84,957.23 Bills approved to pay- Please initial if the bill is in your area...</p> <p>Pioneer Ditch company \$80.00 Southeastern health 2 @ \$15.00 Wellington Canal \$ Godaddy \$31.16 Road treatment \$10,702.13 Erkkila's water repair Calendar for website \$49.90 Roads \$1775.00 Financial review \$500.00 Motion by Bob Conner and 2nd Rick Seatrand all were in favor to approve the bills to be paid.</p>	Curtis
5	<p>Roads/Gates: Road repairs-best and worst of 2 situations...talked with James, he could not grade the roads when they are too muddy and the road base cannot be placed when it is</p>	Dan & Bob D.

	<p>too wet. There is some areas that were not covered with road base when the weather is better. Powdered mag chloride will possibly be put to those areas when the road base is available. James has begun to obtain dry mag chloride and maybe it would be cheaper. Question how would this be spread. It would be done the same way</p> <p>Dust treatment-Mag chloride application is over \$200.00 in the budget. The roads are in pretty good shape right now.</p> <p>Front Gate design ideas- Gates were suggested to paint them...one dead tree that needs to be replaced. This will be discussed more on Friday.</p>	
6	<p>Water report: Water system updates on repairs- Water use is way down. There is no report for the months of April and May. Equipment was put in and there was a call from James. The tank monitor was reading 73% and the next time and then the tank was overflowing. The tank sensor is faulty and new one has been ordered. It will be here in a few days/weeks. The fire pump in the vault is not working and will need to be investigated to determine the problem.</p>	Mark
7	<p>Security/Common area: Website improvements-Calendar is up and going on the website. Website is going to be on a monthly payment. Drop box should be used as a backup. Cameras should be good, there was some materials that were replaced. Site for the camera is...Bob will send out the website for the cameras. Spotter? Is it new software that runs this system for the camera? Arlo pros cameras are one of the best. They can be bought at Best buy.</p> <p>Security issues-</p>	Bob
8	<p>Common Area/Guest Services: Frisbee Golf project-Parking needs to be wider by about 10-15'. Dan says that James was going to bring in some road base. The baskets are being moved by someone. Jared will talk with James...about possible mowing a path to each basket. Tennis court repairs- Epoxy was suggested to do the tennis court. It was suggested that they would like pickle ball included in the tennis court area.</p>	Jared
9	<p>Other business: June 21st board tour-5:00 pm meet at common area. Front gate (router with phone number), water tank, red and green light...how does that work, bunker, shed, fire trailer, work party suggestions for Allen to give at the work party.</p>	Dan
10	June 22 Work party /picnic/member meeting	Dan

	<ul style="list-style-type: none"> a. Work coordination- Allen b. Picnic assignments- <ul style="list-style-type: none"> i. Bonnie-bbq pulled pork ii. Jared-garbage bags iii. Scott-bottled water iv. Allen-buns v. Mark-plates, napkins, utensils c. Meeting: assessment, Road Work (Dan) Water System (Mark) Weeds (Allen) Dan has a letter that will be handed out at the work meeting. On the reverse side of this letter, the graph will be added for the members to see. Talk about the drifting snow at the meeting. Codes will change in August will change too.... 	
11	<p>New business: Zack west wants to put in a hydrant and fire pit. He was asked to do a plan and send in.</p> <p>Quarterly newsletter-July (Scott)</p> <p>Scheduled meetings:</p> <p>July-- no meeting planned</p> <p>August 23 Rowe cabin</p> <p>September 23 Seastrand cabin</p>	Dan
	Meeting adjourned: 8:30 pm	

SNOW REMOVAL ASSESSMENT - 2019

SECTION 11.18 Intended Seasonal Use of Property. While electricity and telephone lines will be maintained by their respective utility companies during winter months, Aspen Cove at Scofield lots may not be accessible at all times during the winter due to snow conditions. It is intended, that roads will be plowed when snow-covered. **However, additional assessments may have to be made to maintain the roads under snowy conditions.**

Snow Removal (Jan - Apr 2019)

Actual Expenses	\$ 45,721
Budget	\$ 25,000
	<u>\$ 20,721</u>

Number of Aspen Cove Lots 125

ASSESSMENT PER LOT \$ 166

BALANCE OUTSTANDING ON LOTS IN ASPEN COVE MAY 16-2019

	2018 Assessment	2017 SA for snow	2019 Assessm	Late Fees	Weed Fines
Craig Allred			\$ 555.00	\$ 50.00	\$ 250.00
Jack Bailey				\$ 9.00	
Jed Baker			\$ 555.00	\$ 50.00	
Kevin Baadsgaard				\$ 50.00	
Mark Kehl			\$ 75.00		
Mike Clark			\$ 555.00	\$ 50.00	
Robert Rogers				\$ 50.00	
Ron Peck				\$ 50.00	
Shane Swanson				\$ 100.00	
Steve Wilson	\$ 75.00				
Timothy Hoopes		\$ 96.00		\$ 69.00	
Totals	\$ 75.00	\$ 96.00	\$ 1,740.00	\$ 478.00	\$ 250.00
					\$ 2,639.00
					Total

"Plat" shall mean and refer to the recorded map or maps prepared by or for Developer showing the surface of the Property and the division thereof into Lots and Common Area, as amended and/or supplemented from time-to-time. The Property will be developed in multiple phases. Upon the election of Developer, subsequent Phases may be added to this Declaration by amendment to this Declaration in accordance with Article XI Section 11.31 and Article XIV of this Declaration.

"Properties" shall mean and refer to the real property shown in the recorded plats of Aspen Cove at Scofield Plats "A-F", which is attached hereto as Exhibit "A" and the development to be completed thereon, including any additions or annexations thereto as permitted pursuant to this Declaration.

"Shooting" shall mean any firearm including pellet guns. BB guns shall be permitted only on the Owner's property.

"Transient/Tourist Home" shall mean temporary lodging less than thirty-(30) consecutive days. Pursuant to Section 59-12-103 of the UTAH CODE ANN., as amended, this is considered a commercial business.

"Written Notice" shall mean a fair and reasonable manner including delivery by mail carrier service, electronically or facsimile.

ARTICLE II - THE ASSOCIATION

SECTION 2.1 Purpose. The purpose of the Association is to manage, maintain and preserve the Developed Common Area and Facilities and Undeveloped Common Areas and to perform such other duties as specifically set forth in this Declaration, the Articles of Incorporation, herein referred to as "The Articles", and Bylaws of the Aspen Cove at Scofield Owners Association, Inc.

SECTION 2.2 Association Action; Board of Directors and Officers. Except as to matters requiring the approval of Members as set forth in this Declaration, the Articles, or the Bylaws, the Affairs of the Association shall be conducted by the Board of Directors and such Officers as the Board of Directors may elect or appoint. Such election or appointment shall be in accordance with this Declaration or the Bylaws and any amendments thereto.

SECTION 2.3 Powers and Duties of the Association. The Association is a nonprofit corporation organized under the Nonprofit Corporation Act of Utah subject only to such limitations on the exercise of such powers as are set forth in the Articles, the Bylaws and this Declaration. It shall have the power to do any lawful thing that may be authorized, required, or permitted to be done by the Association under this Declaration, the Articles and the Bylaws, and to do and perform any act that may be necessary or proper for or incidental to, the exercise of any of the express powers of the Association, including, without limitation the following:

- (a) **Assessments.** The Association shall have the power to establish, fix and levy assessments against the Owners of Lots and to enforce payment of such assessments in accordance with the provisions of this Declaration.
- (b) **Right of Enforcement.** The Association in its own name and on its own behalf, or on behalf of any Owner who consents, can commence and maintain actions for damages or to restrain and enjoin any actual or threatened breach of any provisions of this Declaration or of the Articles or Bylaws, or of the Association rules or any resolutions of the Board of Directors, and to enforce by mandatory injunction, or otherwise, all of those provisions.
- (c) **Delegation of Powers.** The Association, acting by and through the Board of Directors, can delegate its powers, duties and responsibilities to committees or employees.

- (d) **Association Rules.** The Association shall have the power to adopt, amend and repeal its rules as it deems reasonable. The Association rules shall govern the use of the Developed Common Facilities or Undeveloped Common Areas. However, the Association rules shall not be inconsistent with or materially alter any other provisions of this Declaration, the Articles or the Bylaws. A copy of the Association rules as adopted, amended, or repealed, shall be mailed or otherwise delivered to each Owner. (All rules prior to the date on this document are repealed and superseded.)
- (e) **Actions.** The Association may prosecute or defend, in the name of the Association, any action affecting or relating to the Developed Common Area and Facilities or Undeveloped Common Areas, or property owned by the Association, and any action in which all or substantially all Owners have an interest.
- (f) **Duties of the Association.** In addition to the powers delegated to it by its Articles or the Bylaws, and without limiting their generality, the Association acting by and through the Board of Directors, or persons or entities described heretofore, has the obligation to conduct all business Affairs of common interest to all Owners and to perform each of the following duties:
1. Operation and maintenance of common areas and common developed area and facilities.
 2. Operation, maintenance and improvement of culinary water system.
Note: This culinary water system may be expanded upon Developed Common Area as designated on Plats "A-F" to better serve the existing Plat "A-F" Owners, or to serve future phases planned for the entire development of Aspen Cove at Scofield which will be designated as Plats "G", "H", etc. Expansion for future phases will be at the expense of the Developer.
 3. Maintain Liability as well as any other insurance needed.
 4. Enforce restrictions and rules.
 5. Maintain an adequate reserve fund for maintenance, repairs and replacement, and such reserve shall be funded by annual, quarterly or monthly assessments to Owners.
- (g) **Limitations on Authority of Board of Directors.** Except with the vote or written assent of (1) holders of a majority of the voting power of the Association and (2) of holders of a majority of the voting power of the Association, the Board of Directors shall not take any of the following actions:
1. Incur expenditures for capital improvements of Common Areas.
 2. Pay compensation to members of the Board of Directors or to officers of the Association for services performed in the conduct of the Association's business. However, the Board of Directors may cause a Member or an officer to be reimbursed for expenses incurred in carrying on the business of the Association.
- (h) **Size of Board of Directors.** The Board of Directors shall consist of five (5) to seven (7) members and up to 2 alternates.
- (i) **Future Role of Board of Directors.** As Phases 7, etc. of Aspen Cove at Scofield may be built and recorded as Plats "G", "H", etc., similar or identical CC&Rs shall be added by an Amendment page and will be filed and recorded to govern those additional lots per Article XI Section 11.31 and Article XIV of this Declaration.

The Board of Directors of the Association will be automatically reconstituted at the recordation of those future plats so that the one Association herein described will assume overall management for the expanded subdivision.