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

1	Welcome:	Dan
2	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.	
3	Secretary:	Bonnie
	Approval of April 22, 2019 minutesMotion to approve Rick seastrand 2 <sup>nd</sup> Bob	
	Conner all in favor to approve the minutes for the April Meeting	
4	Treasurer report: Griffin wondering where the park pass isCurtis mailed the park	Curtis
	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 ownersAllred, Baker, Clark, Kehl. Quick books holds	
	information on the outstanding balances for anyone selling their lot. IFYBrent	
	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.	
	it was suggested to add a line for a 2020 for the dues for his fiame.	
	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	
	Pioneer Ditch company \$80.00	
	Southeastern health 2 @ \$15.00	
	Wellington Canal \$	
	Godaddly \$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 2 <sup>nd</sup> Rick Seatrand all were in favor to approve the bills	
	to be paid.	
5	Roads/Gates:	Dan &
	Road repairs-best and worst of 2 situationstalked with James, he could not grade	Bob D.
	the roads when they are too muddy and the road base cannot be placed when it is	
	and today their they are too mada, and the road base carmot be placed when it is	

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  Dust treatment-Mag chloride application is over \$200.00 in the budget. The roads are in pretty good shape right now.  Front Gate design ideas- Gates were suggested to paint themone dead tree that needs to be replaced. This will be discussed more on Friday.  Mater 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.  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 isBob 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.  Security issues-  8 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 Jamesabout 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.  Pother business: June 21 <sup>th</sup> board tour-5:00 pm meet at common area. Front gate (router with phone number), water tank,			
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	10	June 22 Work party /picnic/member meeting	Dan

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	a.	Work coordination- Allen									
	b.	Picnic assignments-									
		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	Codes will change in August will change too									
11	New bu	usiness: Zack west wants to put in a hydrant and fire pit. He was asked to do	Dan								
	a plan and send in.										
	Quarterly newsletter-July (Scott)										
	Scheduled meetings:										
	July no meeting planned										
	August 23 Rowe cabin										
	September 23 Seastrand cabin										
	Meetin	g adjourned: 8:30 pm									

# SNOW REMOVAL ASSESSMENT - 2019

utility companies during winter months, Aspen Cove at Scofield lots may not be accessible at all times during the winter SECTION 11.18 Intended Seasonal Use of Property. While electricity and telephone lines will be maintained by their respective 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)

\$ 45,721	20,721	125	166
Expenses	Budget \$	Number of Aspen Cove Lots	ASSESSMENT PER LOT

## 2012-2019 Comparitive Budgets

Net Income (loss)	<b>Total Expenses</b>	Weed Control	Website Management	Water Test		Water Shares	Water Management	State Park Passes	Snow Kemoval	Security	Modu Midilicationica	Recreation expense	Document on Exper	Property Tax	Property Mgr. (fuel)	Property Management	Printing	Power	Postage	Office Supplies	Liability Insurance	Legal Services	ncome Tax	Gate Telephone/internet	Entrance Gates	Dust Control	Cornorate Dues	Contingency fund	Rank Service Charges	Annual Mtg/Mbr Service	Accounting	Expenses	Total income	Road Impact Fees	Interest income	Late Fee	Weed Control/fines	Dues 2019	Dues 2018	Special Assessment Snow 17	Revenues			Total Cash	Zions Money Market	Checking - Zions	Cash Balances
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(3,930)	#10/C0	-		1/0	177	13 025	974	2,200	9 ,	9,765		8,179	893	1,262	243	3,972		3,800	139	1,882 4	625	1,194		220	698	8,447 3			69		150										61,083	2013	Actual	74,798	60,367	14,400	12/31/13
(4,261)	1446,60	1 KD 23		01./			1.138	100	900	14,128		12,159	529	74	267	5,958	40	5,007	199	30	625	3,549	0	272	6,587	0	0		56	696	299										59,680	2014	Actual	56,023	55,902	į	12/31/14
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5 2,959			2,109				1,158			17,355		4,982 \$	1,118		. 0	2,10		v			625			492	2,615 \$	9,523	105		82	0	583			67 843	5,000	97	150	2 200		60.395	6/,842	11/30/16	Actual	78,875	/5,135		12/31/16
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70,170.43				276.55	. 1,635.00	4,200.00	1,202.70	3,850.00	9,300.00	4,106.00		8,400.00	1,881.52	1 991 57	161 67		10.701	157.81	A 336 76	107 13	391 67	817.00		334.00	101.47					99.63					4,000.00						1,440.00	10102 176 131	Actual 2/31/2018	95,856.05	31,040.30	01 010 30	12/12/2018 4,027.67
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)	oo 1	2		Website & Email	890.00 \$175/m	ď		2,435.00 \$375 p/mth Erkkila	9,375,00 125 lots \$75	2 125 25 86 75	•	2000 Businessin	¢3560 guard rail	Tenni/B-Ball Courts					7	-					k"		Months of the second second	Bural Water & St Corn Reg			A WOOD COLLEGE OF	Audit/Review							*				Projection assumptions				

# BALANCE OUTSTANDING ON LOTS IN ASPEN COVE MAY 16-2019

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	2,639.00
	STotal
\$ 250.00	250.00
	₩.
50.00 9.00 50.00 50.00 50.00 50.00 50.00 100.00	478.00 \$
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9 Assessm 555.00 555.00 75.00 555.00	96.00 \$ 1,740.00 \$
2019. \$ \$ \$ \$ \$	<>
2017 SA for snow 2019 Assessm Late Fees 50.00 \$ 50.00 \$ 9.00 \$ 9.00 \$ 9.00 \$ 50.00 \$ 5	96.00
	45
<b>2018 Assessment</b>	75.00
\$	₩.
Craig Allred Lack Bailey Lack Baker Kevin Baadsgaard Mark Kehl Mike Clark Robert Rogers Ron Peck Shane Swanson Steve Wilson	Totals
OHHANSERONE	1

"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.