

Aspen Cove HOA Member Workday and Meeting

Saturday, June 26, 2021 9:00 am with meeting to follow.

Welcome to those in attendance to the meeting.

Refreshments were served, muffins, water.

There are some trees at the front gate that will be replaced.

The weeds have been cleared away from the common area parking lot and the rocks.

2nd member meeting for the year.

Weeds reviewed by Allen Rowe:

Those of you that are new to the area...thistle is very common in the area. These need to be taken care of as soon as possible. It is in the CCR's stating and it is a state law that we are responsible for taking care of the weeds on our lots. Allen will be going around to every lot, to check for thistle. He will send me (Bonnie) a list of those lots that need to have the thistle taken care of. Bonnie will send a reminder to the members with this information. Please take care of the weeds on your lots, so that they do not get out of control.

This will be reviewed at another date to check this again. There are fines assessed for not taking care of the weeds on your lots.

Fire update:

Dan stayed here during the fire, he did not leave. They elected to stay. Dan answered a lot of phone calls and other contact regarding the fire. There were some things posted on the Facebook page that we have. There are quite a few members in the group. If you are not a member, send a request. It was suggested to put info on the Aspen Cove website, it was not done this time but will be done in the future. Dan did not have any communication with anyone regarding the fire. They could not get in and they were super upset. Finally they got a hold of Clay Frandsen that happened to be here to get in...

These entities have a gate code. And all of this was an eye opener and a learning experience for us to do a better job of communicating and emergency services should not have trouble getting in to this community.

We talked in our board meeting about how to help be better prepared. There is a white trailer at the common area...it contains a fire hose. It was purchased to help in case there was a cabin that caught fire. It was said that the trailer would really not help in a situation unless there could be some others to help.

It was suggested to donate the hose to the Scofield Volunteer fire department. But no decision has been made at this time and there needs to be more discussion. There is about 300 feet of hose in the

trailer. Make sure that you have done enough to protect your property. Suggested to have a fire extinguisher in your home that is maintained, fire alarms.

Tax issues:

There have been a lot of things going on with the tax initiative. There are a couple of things, what you pay in taxes is really a function of how your cabin is appraised and what the tax rates are. So when it comes to the appraisal there is really nothing that can be done, this is between you and the county assessor. There were some items that were given to help you approach the county regarding your taxes.

The rates that they use is where the focus has been, under the municipal service fund. The effort has come down to the only seemingly productive approach is to fight against this increase with the services that we actually receive.

A group, not only Aspen Cove but more than 4000 others that are subject to this increase. There is a group of 5 individuals that have started an initiative to the county, it was rejected on a technicality. They are rewriting this. This group has become more organized, raised funds. Cheryl Lupo has send a message, Thank you to Aspen Cove residents that have donated and for getting involved. They have retained an attorney with the funds that they have received. The wheels are in motion to file the initiative and this will happen early 2022. Efforts are ongoing to raise money to help with this and to do the legal work.

Bob Ballantyne, who is a lot owner and a member of the board along with Cheryl Lupo will be running for County Commissioner against the men that are in office now. They are asking for us to support them in their efforts. Bob will be making Aspen Cove his permanent resident to try and make this happen.

The board will be stay neutral in this fight. Checks can be made or given to a board member if interested.

Doug Cloward passed away, who was a previous lot owner and board president.

Cabin rental:

This is not allowed...the CCR's prevent this on a daily basis. No Air BNB's, No VRBO's.