

**Aspen Cove at Scofield HOA Board Meeting Minutes
June 23, 2023, Seastrand Cabin 6:30 pm**

	<p>Roll call: Dan Allen, Bonnie & Rick Seastrand, Curtis Steele, Bob Dal Ponte, Allen Rowe, Scott Jarrett,</p>		
	<p>Secretary: March 2023 Board meeting minutes motion to approve by Allen Rowe, 2nd by Nicole White. All were in favor of approving these minutes.</p>		
	<p>Treasurer Report: Treasurer report: \$32,466.25 checking \$26,302.73 reserve snow removal \$52,000.00 There are still a few with outstanding balances.</p> <p>Bills to approve to pay...stamps and \$500.00 for Scofield fireworks added to these bills. Motion by Allen Rowe, 2nd by Scott Jarrett.</p>		
	<p>Discuss a possible new assessment...Dan will talk about an assessment for the snow removal at the member work meeting 6/24/2023. Short \$32,000.00 in the snow removal assessment. There is not enough money in the budget for the fall snow removal. And the reality is that the cost is higher for everything.</p>		
	<p>Compliance issues:</p>		
	<p>Gate-Front/Back: Freeway Propane lock at the back gate...Allen made a call and told them it should not be there and was told that if the lock was not gone, that is would be cut off by Allen Rowe. Ranger Station...looks like things have eased off with the staff asking for payment to get to the cabins after lots of discussion.</p>		
	<p>Water system: Confidence report...how is that coming along. Bob says that James is not responding. Bob will try again. This only needs to have a number for the report to be given for the report to be sent. Nitrate test has a number. Bob says that he will get this done before the deadline.</p>		

	<p>Front gate landscaping: Nicole bought some new Aspen trees; they did not fare well getting here. It is suggested to take out the dead trees, but the dead ones need to be marked so that they know which ones need to be taken out. Irrigation at the front gate...it has been Blue Staked, and it will be possibly dug up sometime this week.</p> <p>New posters at front gate...Scott has put in new posters at the front gate.</p> <p>Gate Code will be changed August 1st, this will not be posted in this e mail.</p>		
	<p>Projects completed...smaller basketball standard is what was purchased. Jared, Allen, and John Ward installed the new hoops. Tennis and basketball Courts were cleaned and resealed by Lisa Bearnson and her team.</p>		
	<p>Organize work meeting: Items that need to be done...</p> <ul style="list-style-type: none"> *Swing set and volleyball area need weeds removed and raked. *Mowing has been done, clean, trimmed around pavilion. *Pea gravel moved away from the entrance of the small court. *Spray weeds where at the common area and other places that need to be taken care of. *Weeds at the front gate and dugway. <p>Member workday agenda: 9:00-Assignments will be given out. Meet at 10:00 or thereabouts for the meeting, Topics...</p> <ul style="list-style-type: none"> *In respect to visitors, see something say something if you have a concern *Park Ranger situation, remind them to be kind to the staff * Snow removal and assessment. 		
	<p>July newsletter: Scott will take care of this. Send out when it is ready before August 1, 2023</p>		
	<p>Gate Code: This will change on August 1, 2023. A separate e mail will be sent with this information.</p>		
	<p>Next meetings... no meeting held in July August 18, 2023-Curtis Steele September 15, 2023-Scott Jarrett</p>		

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Meeting adjourned: 8:02 pm	
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6/10/2023

Checking Account \$ 32,466.25
 Reserve Account \$ 26,302.73

Revenue	Average 2012-21	2021 Actual	2022 Actual	2022 Budget	2023 Budget	2023 Actual	
HOA Dues		\$ 71,273	\$ 66,010	\$ 67,360	\$ 72,450	\$ 66,340.00	
State Park Passes Increase						\$ 985.00	
Collections-Past Due Accounts		\$ 5,624	\$ 2,115	\$ 3,000	\$ 2,000	\$ 200.00	
Leasing Water/Special Assessment		\$ 2,555		\$ 2,500	\$ 6,500	\$ 27,750.00	
Other-Impact Fees, Interest		\$ 9,500	\$ 7,420	\$ 5,000	\$ 4,000	\$ 1,250.00	
Total Revenue	\$ 69,123	\$ 88,952	\$ 75,545	\$ 77,860	\$ 84,950	\$ 96,525.00	
Expenses							
WATER SYSTEM							
Water System Management	\$ 3,296	\$ 6,480	\$ 8,360	\$ 6,800	\$ 7,000	\$ 2,945.00	
Water Shares	\$ 1,038	\$ 1,286	\$ 500	\$ 1,300	\$ 500	\$ 133.66	
Water System Maintenance	\$ 5,182	\$ 3,811	\$ 2,025	\$ 1,500	\$ 1,000	\$ 170.00	
Power	\$ 4,684	\$ 4,889	\$ 4,779	\$ 4,750	\$ 5,000	\$ 2,495.56	
	\$ 14,200	\$ 16,467	\$ 15,664	\$ 14,350	\$ 13,500	\$ 5,744.22	6%
ROADS							
Dust Control	\$ 7,967	\$ 10,617	\$ 13,174	\$ 10,750	\$ 12,000		
Road Maintenance	\$ 7,910	\$ 14,988	\$ 3,578	\$ 7,000	\$ 6,000		
Snow Removal	\$ 15,184	\$ 9,188	\$ 26,793	\$ 20,000	\$ 20,000	\$ 52,363.19	
	\$ 31,061	\$ 34,793	\$ 43,544	\$ 37,750	\$ 38,000	\$ 52,363.19	54%
MEMBER SERVICES							
State Park Passes	\$ 9,358	\$ 9,500	\$ 7,075	\$ 8,450	\$ 11,450	\$ 11,390.00	
Common Area Maintenance	\$ 1,343	\$ 1,713	\$ 1,090	\$ 1,500	\$ 1,500	\$ 490.00	
Annual Mtg/Mbr Service	\$ 106		\$ 523	\$ 100	\$ 600		
Website Management	\$ 46	\$ 53	\$ 130	\$ 150	\$ 150		
	\$ 10,853	\$ 11,266	\$ 8,818	\$ 10,200	\$ 13,700	\$ 11,880.00	12%
GATES/SECURITY							
Gates - Maintenance	\$ 1,499	\$ 562	\$ 896	\$ 500	\$ 500	\$ 784.24	
Gates - Comms & Controls	\$ 617	\$ 943	\$ 939	\$ 1,000	\$ 1,000	\$ 345.97	
Security	\$ 324		\$ 2,163	\$ 1,500	\$ 1,500		
	\$ 2,440	\$ 1,505	\$ 3,999	\$ 3,000	\$ 3,000	\$ 1,130.21	1%
ADMINISTRATIVE/GENERAL							
Corporate Dues	\$ 80	\$ 10		\$ 10	\$ 10	\$ 10.00	
Liability Insurance	\$ 717	\$ 980	\$ 1,005	\$ 980	\$ 1,000	\$ 1,088.00	
Office Supplies	\$ 548	\$ 1,010	\$ 145	\$ 200	\$ 150	\$ 192.08	
Postage	\$ 228	\$ 220	\$ 174	\$ 250	\$ 200		
Property Tax	\$ 562	\$ 247	\$ 262	\$ 250	\$ 250		
	\$ 2,134	\$ 2,466	\$ 1,586	\$ 1,690	\$ 1,610	\$ 1,290.08	1%
Total Expenses	\$ 60,689	\$ 66,497	\$ 73,611	\$ 66,990	\$ 69,810	\$ 71,117.62	74%
Contribution to Reserve Fund		\$ 9,794	\$ 10,366	\$ 10,366	\$ 14,122	\$ 0.17	0%
Net Income (loss)		\$ 12,660	\$ (8,432)	\$ 504	\$ 1,018	\$ 25,407.38	

NAME	LOT#	OUTSTANDING BALANCE AS OF 6/12/23	HOA 2023	Special Assessment 2023
Baker, Jed	5	\$ 2,818.00	\$ 555.00	\$ 295.00
Clark, Michael	26	\$ 580.00	\$ 555.00	\$ 295.00
Johnson, Michael	114	\$ 680.00	\$ 580.00	
Leaver, Kelsey	131		\$ 560.00	\$ 295.00
Nanto, Joseph	140		\$ 505.00	\$ 295.00
Simonsen, Matthew	55	\$ 100.00	\$ 555.00	
Wright, Seth	66		\$ 580.00	\$ 295.00
Brady, Devon				\$ 295.00
Brown, Jason				\$ 295.00
Burt, Jacob				\$ 295.00
Burton, Winslow				\$ 295.00
DeFriez, Allen				\$ 295.00
Durfey, Jason				\$ 295.00
Gibson, Seth				\$ 295.00
Gilbert, Darren				\$ 295.00
Gorsdon, Jed				\$ 295.00
Hoopes, Timothy				\$ 295.00
Ivins, Tony				\$ 295.00
Jarrett, Scott				\$ 295.00
Johnson, Davids				\$ 295.00
Kehl, Mark				\$ 295.00
Milligan, Patrick				\$ 295.00
Nicolson, David				\$ 295.00
O'Rielly, Richard				\$ 260.00
Olsen, Max				\$ 295.00
Parcell, Kenny				\$ 295.00
Peterson, Mike				\$ 295.00
Robinson, Jerry				\$ 295.00
Rowe, Allen				\$ 590.00
Snow, Heather				\$ 295.00
Spencer, Scott				\$ 295.00
Westover, Boyd				\$ 295.00
Bartholomew, Larry				\$ 295.00
TOTALS		\$ 4,178.00	\$ 3,890.00	\$ 9,405.00

\$ 500.00

\$ 580.00