

Aspen Cove @ Scofield HOA Board Meeting Agenda  
 March 19, 2021  
 6:30 PM Curtis Steele Cabin

Corrected 5/17/2021

	Welcome	
	Roll Call-Bonnie Seastrand, Jared Edwards, Bob Conner, Allen Rowe, Curtis Steele, Dan Allen, Bob Dal Ponte,	
	<p>Guest-                  Cheryl Lupo of the Carbon County Property tax Initiative. She will join us and make a presentation at 7:00. There was a short agenda that was handed out to the board members. Bob Ballantyne introduced Cheryl Lupo, along with her there was Kerry Jensen and Terry Edwards who are the sponsors of the initiative petition of the original petition that was started last year. She handed out some minutes from the previous county commissioners meetings and just so that we are aware that there are some things that are going on in Scofield, there is information about a windfarm, review of conditional use permit for a wind farm, concept for tiny homes in the Scofield area, in the area they are doing about wild fires, they are trying to clean up the debris. Cheryl will send a copy of the agenda to me for upcoming meetings if we wanted to be there or send e mails regarding the agenda. There was a hand out on the economy of carbon county. They are taking donations for a new lawyer. Her name is Lisa Baskins, the group is going to retain her to write up a new initiative application. They are writing a new one because \$1300.00 in the bank but needs \$2000.00, they would like donations if anyone is interested in donating. There are 6100 parcels that are in the whole unincorporated area, 2100 parcels are here in Scofield area. 4000 parcels that paying into this and getting portions of benefits from these departments. There are areas that are just as far away that are benefitting to a small degree of a \$6,000,000.00 bill. She said that we should not have to pay anything because we get no benefits other than the dumpster. The dumpsters were overflowing and even on the ground. This group has a Facebook page and it is a private page, with an invite to be added. This is for them to vent, comment and ask questions. The group tried to answer their questions.                  Write the petition with sponsors, notarized, registered voters, goes to the clerk, then it is recorded, goes to the lieutenant governor's office if more than \$750.00 (all money will be tracked that are coming in and going out), this goes in front of the county commissioners, commissioners agree or disagree, weather they agree or disagree it then goes to the county attorney, he then decides if it is a legally referable document to be voted on. There are 8 pieces to determine if this is valid. There is an administrative agency review. 1200 signatures are needed. There will be some fund raisers to help with the fundraising. Signage cannot be displayed in Aspen Cove.</p>	Dan
	<p>Secretary-                  Approval of January minutes--motion to approve minutes by Jared Edwards, 2<sup>nd</sup> motion by Allen Rowe 2<sup>nd</sup>, all were in favor to approve the January minutes.                   February Minutes--there was a crash in canyon, so the meeting was cancelled. Jared and Bob Conner would like an updated list so that they can update the map and post it on the website.</p>	Bonnie
	<p>Treasurer-                  Collected from the HOA dues so far...\$66,438.00 of the \$73,600.00                  Past due accounts, collected \$2268.00 out of the \$3000.00, there are still some outstanding invoices. The budget is current as of today. Curtis waited 60 days past the invoice date and then he sent out late notices with a statement. There were 4 checks that he received today.                   Checking account: \$                  Reserve account: \$                  Total: \$69,956.00</p>	Curtis

<p>There is still \$7160.00 that has not been collected for the 2020/2021 assessment that has not been collected.</p> <p>Bills to approve:          \$15.00 Southeastern Utah Health Dept. monthly water test)          \$475.00 Bodec (water system repairs)          \$70.00 Waste &amp; Water Logistics (toilet Service)          \$550.00 water service (auto pay)          \$3345.00 Snow removal &amp; standby fee, water system, water rights.          \$77.00 Pioneer II Ditch Company (water rights)          \$717.26 Price River Water Users Association ( water rights)          Total invoices to be paid \$5249.26</p> <p>Motion to approve these bills to be paid by Bob Conner, 2<sup>nd</sup> motion by Bob Dal Ponte. All were in favor to approve these bills.</p> <p>Snow removal has not been an issue this year. There has not been a lot of snow, there will be a few more invoices for the snow removal for this year.</p> <p>Remove Bob Johnson as an owner.          Marilyn Victor is on my list already.          Obuchon address changed.          William Todd Jones, had 2 accounts, but this has been fixed.          Kehl responded that he will buy his own pass and subtracted \$100.00. He wanted a senior park pass.          Simonson, they must be new. He will get me info for these people.</p>	
<p>State Park-          Park pass: legal requirement was given to Dan for the state for the park passes. Dan asked Mark Nelson to find the original deed regarding the purchase of the park passes. It took some time but it was found.</p> <p>Park passes will be sent out in April after Dan receives the request from each lot owner. Legal requirement for the park pass is now in place with the state. The state will be doing the same thing with Wavecrest regarding the park passes.</p> <p>Plowing at the State Park- it was said that UDOT is plowing at the state park, but Allen Rowe says that James is the one doing the plowing. It is said that James is plowing the road, the boat ramp and the parking lot. Dan will talk with James about the plowing of the parking lot and the road for the state park area.</p>	Dan
<p>Annual Meeting Survey results-          Votes unanimous 43-0 (budgets, officers &amp; board members)          Park Pass selections: Scofield only (3) Senior (18) regular all parks senior (22)          Comments &amp; questions: There is a form that Dan has completed for the requested park pass, Curtis will send those out.          Presentation from the January Member meeting had positive comments. There were several people that commented on them.</p>	Dan
<p>Security-</p>	Bob C

<p>Programming gate codes: Brad is waiting for better weather to come up and service the cameras, there is trouble with the cell service, help figure out a feed for the website. Suggested to have a direct feed added to the website.</p> <p>Programming gate codes... there are a lot of people that are requesting codes. Suggested to make a note of previous owners. Suggested to send an e mail with new information to the board. It was suggested to add prior owner to the list.</p> <p>Locks at the back gate--the locks at the back gate are hard to open, Dan went to change the lock code and it was hard to open, like someone has taken a hammer to them. It was suggested to push the lock in...and that should make it easier to open.</p>	
<p>Property- Property tax committee: Asking for a donation of \$50 to \$250.00 for the Carbon County Initiative to help with the legal fee if someone would like to donate. Bob B. will go with Cheryl to see the Lt. governor.</p>	Bob B
<p>Architectural Committee- New construction: Keith Larsen lot 89 Preston Robertson lot 94 Heath Pulham lot 97 David Neubert lot 68 Tony and Becky Ivins lot 24 Emily Spencer getting an architectural rendering for an addition Lot 69. There is information on the website. See...Page 16 of the CCR's 11.6 subsection A.</p>	Bob B
<p>Water- Bodec was called due to the tank overflowing. There was someone that came up to look at the water system and he spend the day reading the manual but did not do anything to the system. Then the owner of the company came up and still nothing was done. They sent a bill for a lot of money and it was suggested to find something/someone else to work on the water tank. Dan will send Bob D a phone number to contact. Dan has a name and he will get it to Bob D. for him to contact him when needed.</p> <p>There was a brief conversation on the water system and that tank running out of water, but there has never been a time when the water has run out. Dan said that there will be money added to the reserve account for future use. There is a concern about replacing the old tank and putting in a new one.</p> <p>Water Shares- Extension, segregation &amp; proof: A proof of beneficial use was due February 28 on one of our water rights. Mark Page generated the paperwork to extend the due date. Dan signed and submitted the request, along with a \$150 fee.</p> <p>Mark is also working on submitting proof on all 130 lots, specifically the .25 acre feet of water allocated to each lot for domestic use. The first step was to segregate the .25 from the 1 acre feet of mixed use currently assigned to each lot. The excess of .75 acre feet per lot was never intended for use by owners in Aspen Cove and is designated for irrigation and the watering of livestock. The segregation has been completed, meaning there are separate water tight now assigned for domestic use only that can now be proven as fully developed on the 130 lots. We hope to complete this process this year, thus permanently securing our water.</p>	Dan

	Curtis needs to change from water system to water rights/shares on the spread sheet (to the division of water rights). Mark Nelson is the one that has done most of the work.	
	<p>Wavecrest update- Allen will send the newest e mail with information. They have purchased property at the south end of Aspen Cove, where Jared and Allen's property is. That area is closed and a done deal. They have been working with Mark Nelson to have access through Mark's property. Once and if they get that access, then they would come to us as a board to try and get access through Aspen Cove. Wavecrest has sent a letter from their in-house attorney asking for some items, Mark replied to them asking some questions. There has been conversation with Mark, Jared and Allen regarding some of these questions. They have not answered any of those questions. They now want attorneys involved with the conversation. They have hired a big time land attorney. There has been no response in 3 weeks. If there has been anything worked out with Mark Nelson, then the next step needs to approach the Aspen Cove Board. Wavecrest wanted to have access to the electricity, power and water systems. But right now this is not going to happen. They have updated the portfolio that was sent to us as the board.</p> <p>Right now they will not have access to Aspen Cove.</p>	Allen/Jared
	New Business- Candidate for board positions, who would like to step aside?	Scott H.
	Update on directory- How to make it available? I will send an updated list to the board. Bob will add it to the drop box but it needs to be updated.	
	Dust control treatment is scheduled for Thursday June 3--no traffic on this day.	
	Newsletter will need to have items ready for April.	
	Next meeting- April 16-Bob Ballantyne Cabin May 21-Seastrand Cabin	
	Meeting adjourned approx. 9:00 pm	

**BALANCE OUTSTANDING ON LOTS IN ASPEN COVE 3-19-21**

	2019 Assessment	2019 Special Assessment	2020 Annual Assessment	2021 Annual Assessment	Late Fees	Weed Fines
Baadsguard, Kevin						
Baker, Jed	\$ 555.00	\$ 166.00	\$ 555.00	\$ 580.00	\$	\$ 321.00
Baxter, Brent		\$ 166.00	\$ 555.00	\$ 580.00	\$	\$ 382.00
Bearnsen, Steven		\$	\$ 75.00	\$ 100.00	\$	
Boyenger/Pettit			\$	\$ 580.00	\$	\$ 50.00
Chen, Eddie			\$	\$ 580.00	\$	\$ 50.00
Colledge, Joe			\$	\$ 580.00	\$	\$ 16.00
Derkatz Holdings			\$	\$ 580.00	\$	\$ 50.00
Johnson, Michael			\$	\$	\$	\$ 50.00
Kehl, Mark		\$ 75.00	\$ 75.00	\$ 100.00	\$	\$ 50.00
Kingston, Isreal					\$	\$ 50.00
Meier, Marshal & Dixier					\$	\$ 50.00
Nord, Darren				\$ 580.00	\$	\$ 50.00
Obuchon, Steve & Vivian				\$ 580.00	\$	\$ 50.00
Robinson, Jerry & Marie				\$ 580.00	\$	\$ 50.00
Shank, Joe		\$ 166.00	\$ 555.00	\$ 580.00	\$	\$ 211.00
Simonsen, Matthew & Maierie				\$ 580.00	\$	\$ 50.00
Swanson, Shane				\$ 580.00	\$	\$ 100.00
Warnick, Carroll				\$ 580.00	\$	\$ 50.00
Webb, Nick & Mairiam		\$ 573.00	\$ 1,815.00	\$ 7,160.00	\$	\$ 1,680.00
	\$ 555.00					\$ 250.00

Total  
\$ 12,033.00

Checking Account Balance      \$ 67,495.54  
Reserve Account Balance      \$ 39,059.16

	Average 2012-19	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Actual
<b>Revenue</b>						
HOA Dues					\$ 73,660	\$ 66,438.00
Collections-Past Due Accounts					\$ 3,000	\$ 2,268.00
Leasing Water Shares					\$ 2,500	
Other-Impact Fees, Interest					\$ 4,000	\$ 1,250.00
<b>Total Revenue</b>	<b>\$ 67,064</b>	<b>\$ 93,735</b>	<b>\$ 65,765</b>	<b>\$ 72,065</b>	<b>\$ 83,160</b>	<b>\$ 69,956.00</b>
<b>Expenses</b>						
<b>WATER SYSTEM</b>						
Water System Management	\$ 2,420	\$ 6,920	\$ 7,119	\$ 6,780	\$ 7,000	\$ 1,470.00
Water Shares	\$ 1,000	\$ 1,332	\$ 1,097	\$ 1,350	\$ 1,250	\$ 150.00
Water System Maintenance	\$ 5,908	\$ 24,775	\$ 745	\$ 4,000	\$ 1,500	
Power	\$ 4,726	\$ 5,952	\$ 4,144	\$ 4,500	\$ 4,500	\$ 650.92
	<b>\$ 14,054</b>	<b>\$ 38,978</b>	<b>\$ 13,105</b>	<b>\$ 16,630</b>	<b>\$ 14,250</b>	<b>\$ 2,270.92</b>
<b>ROADS</b>						
Dust Control	\$ 7,302	\$ 10,702	\$ 10,643	\$ 10,500	\$ 10,750	
Road Maintenance	\$ 7,276	\$ 3,620	\$ 5,904	\$ 6,500	\$ 6,500	
Snow Removal	\$ 15,150	\$ 47,831	\$ 21,447	\$ 20,000	\$ 21,000	\$ 4,599.00
	<b>\$ 29,728</b>	<b>\$ 62,152</b>	<b>\$ 37,993</b>	<b>\$ 37,000</b>	<b>\$ 38,250</b>	<b>\$ 4,599.00</b>
<b>MEMBER SERVICES</b>						
State Park Passes	\$ 9,339	\$ 9,375	\$ 9,375	\$ 9,450	\$ 12,700	(100 * 127)
Common Area Maintenance	\$ 1,256	\$ 1,150	\$ 1,672	\$ 2,500	\$ 1,500	\$ 140.00
Annual Mtg/Mbr Service	\$ 130	\$ 30	\$ 20	\$ 100	\$ 100	
Website Management	\$ 35	\$ -	\$ 130	\$ 100	\$ 175	
	<b>\$ 10,758</b>	<b>\$ 10,555</b>	<b>\$ 11,197</b>	<b>\$ 12,150</b>	<b>\$ 14,475</b>	<b>\$ 140.00</b>
<b>GATES/SECURITY</b>						
Gates - Maintenance	\$ 1,576	\$ 30	\$ 1,820	\$ 700	\$ 500	\$ 360.54
Gates - Comms & Controls	\$ 507	\$ 1,252	\$ 1,175	\$ 900	\$ 1,250	\$ 179.25
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500	
	<b>\$ 2,488</b>	<b>\$ 1,282</b>	<b>\$ 2,995</b>	<b>\$ 3,100</b>	<b>\$ 3,250</b>	<b>\$ 539.79</b>
<b>ADMINISTRATIVE/GENERAL</b>						
Corporate Dues	\$ 57	\$ -	\$ 334	\$ 325	\$ 350	\$ 10.00
Liability Insurance	\$ 668	\$ 830	\$ 845	\$ 850	\$ 850	
Office Supplies	\$ 537	\$ 246	\$ 173	\$ 500	\$ 1,000	\$ 70.73
Postage	\$ 235	\$ 205	\$ 179	\$ 250	\$ 250	\$ 110.00
Property Tax	\$ 644	\$ 666	\$ 220	\$ 350	\$ 250	
	<b>\$ 2,141</b>	<b>\$ 1,948</b>	<b>\$ 1,751</b>	<b>\$ 2,275</b>	<b>\$ 2,700</b>	<b>\$ 190.73</b>
<b>Total Expenses</b>	<b>\$ 59,169</b>	<b>\$ 114,915</b>	<b>\$ 67,041</b>	<b>\$ 71,155</b>	<b>\$ 72,925</b>	
<b>Contribution to Reserve Fund</b>					<b>\$ 9,794</b>	
<b>Net Income (loss)</b>	<b>\$ 7,895</b>	<b>\$ (21,180)</b>	<b>\$ (1,276)</b>	<b>\$ 910</b>	<b>\$ 441</b>	<b>\$ 69,956.00</b>

**ADMINISTRATIVE/GENERAL ACCOUNTS (REMOVED)**

Accounting

Property Management