

Aspen Cove HOA Board Meeting
Friday May 21, 2021 Seastrand Cabin

Corrected 8/18/2021

	<p>Dan Allen, Bob Ballantyne, Scott Harding, Steve Caldwell, Allen Rowe, Bob Dal Ponte, Scott Jarrett, Curtis Steele, Bob Conner, Mr. & Mrs. Fairbanks. Bonnie Seastrand</p>	
	<p>Introductions of the Architectural committee volunteers. Bob and Cathy Fairbanks, Steve Caldwell. Heath Pulham was not able to be here. There was a conversation on the people that are building and what the process will help lightening the load for Bob Ballantyne. Bob Ballantyne will head the architectural committee. Bob sent out a welcome letter to all new lot owners with some information with what is required of them to start a cabin.</p> <p>The lot next to Fairbank's have not had their plans approved.</p>	
	<p>Secretary: March and April minutes: Motion to approve by Bob Conner with a 2nd motion by Bob Dal Ponte, all in attendance were in favor to approve the March and April 2021 board meeting minutes.</p> <p>Lot 66 Anderton, New owner Lot 123 Robert Balter, New owner</p>	
	<p>Financial Report: Balance to reconciliation-listen to recording. Checking acct... \$59,548.90 Reserve acct... \$39,061.12 This has changed due to money that has been received due to transfer fees and impact fees this was the balance upon reconciliation. Everything is up to date with the actual budget. Motion to approve the financial statement by... Allen Rowe, with a 2nd by Bob Conner all in favor.</p> <p>Bills to approve- Utah State Park Passes. \$9500.00 Waste & Water Logistics Inv. L18336 \$70.00 (toilet Service) MK Erkkila Inv. 5221 \$550.00 Water Service(auto pay) Dan Allen Inv.60747 \$93.05 Delineators for dugway (road maintenance) MK Erkkila Inv. 5232 \$7472.50 water system maintenance, fire hydrants (\$422.50) and road maintenance (\$7050.00) Total invoices: \$17685.55</p> <p>Motion to approve Scott Jarrett and Bob Dal Ponte. All in favor to approve.</p> <p>There have been some outstanding balances cleared up.</p>	Road

Lots that have sold...Gallop's (Unknown new owner), Obuchons (lot 66) Anderton is the new owner, Kingston (lot 123) Robert Balter is the new owner.

The lots that still owe...Baker, Bearson, Derkats, Kehl, Shank, and Warnick.

New lot owners that have paid their impact fees...
Edward, Larsen, Ivins.

Wellington Canal sent a check for the lease of the water shares in the amount of \$2554.50 this was paid the aspen cove for the 1st time ever.

State Park Passed:
Dan acquired the park passes...there are 3 options now: an all-state, Scofield Park pass and senior park pass.
These have been sent out.
Has not obtained the Scofield only park pass. Dan has been dealing with someone from Huntington and the state has not printed them yet. The state has not responded to any phone calls regarding the park pass...

****Bonnie will send a reminder for the road work; park pass and the work day.**
If you chose a different park pass, there will be a credit for the different pass that they chose.

The state park pass should be surrendered at the time of sale to the new owners.

***There was language on the deed with one sentence--the residents will purchase a Scofield state park pass annually.

Delineators are part of the dugway that are missing. Dan has purchased 6 from a company in Prove. James will be putting them in.

Water system updates:
Fire Hydrants are part of the fee that is being done by Erkkilas. There might be a few that will need to have work done.

Analysis of Aspen Cove water system capacity:
Mark Nelson as developer of Aspen Cove has filed applications to add 30 lots. Dan offered the following analysis to answer the question, "does our water system have the capacity to handle these additional lots?"

CAPACITY REQUIREMENTS	
PEAK DEMAND PER DAY (GALLONS)	STORAGE VOLUME (GALLONS)

UTAH CODE (/CONNECTION)	400	400
# CONNECTIONS	130	130
TOTAL CAPACITY REQUIRED	52,000	52,000

	<p>ASPEN COVE NOW* 108,000 90,000</p> <p>* 10 HP + 5 HP pumps running simultaneously produce approximately 75 GPM x 60 minutes x 24 hours = 108,000 gallons maximum output per day</p> <p>The analysis demonstrates the truth of Mark's assertion that the water system has sufficient capacity to handle the addition of these lots, both in peak demand pumping capacity as well as storage capacity. Mark has given Dan the assurance that no lots will be added beyond these 30 without expansion of the water system.</p> <p>Water Rights: Aspen Cove owns the rights to use 131 shares (acre feet) of water. One share is dedicated to the owners of the property where our pump house is located. The remaining 130 correspond to one share per developed lot in Aspen Cove, although the CCR's state that only .25 share is intended to be used per lot. The remaining .75 share per lot (97.5 shares) is the result of a requirement imposed by Price River Water Users, exceeds the state requirement for a "part time seasonal home," and is set aside for the future development use of the developer. With the addition of the 30 lots, the developer has requested the use of 8 of these excess shares to provide .25 acre-feet per lot for the new lots, along with a small quantity for the association use on common areas. Paperwork has been filed with the Utah Division of Water Rights to segregate these 8 shares.</p> <p>Water System Maintenance-new contractor? Bob contacted Christian Tabone. He said that he would be willing to do the work for us here. He is an electrician.</p>	
	<p>Security issues: Camera guy will be here sometime in the next 2 weeks. Bob will come up here with him probably next Friday. Bob will try and get it on the website and capturing some images. The signs have had quite a few great comments. Scott will get the Frisbee golf signs up sometime this month.</p> <p>Craig Wilson owns a sign company he has a lot here in Aspen Cove.</p> <p>Both chains have been replaced at the back gate.</p>	
	<p>Property Tax committee: \$2500.00 was collected by donations from Aspen Cove. There will be another fundraiser on June 12th. This was filed with the Lt Govnor's office. They are rewriting this initiative. Things are moving forward</p>	
	<p>Wavetronics (Wavecrest) update: A lawyer called and talked to Dan today. Have Dan write something on the conversation with him.</p>	

	<p>Clear plan and one voice. What is in it for Aspen Cove? Once that this is done get everyone in one room and have a discussion. Nothing will be done until all of these things are done.</p>	
	<p>Dust Control: This is scheduled for June 3 Bonnie will send out a reminder for the road work being done. Tax initiative. Cleanup day.</p>	
	<p>New Business: Priorities for June clean up, assignments-June 26th common area, mowing (Stanworth) improve that area, spray the weeds around the basketball, horseshoe area, and tennis court area. Paint the fence Clear the weeds Gravel area at the Frizbee golf area (Primate) buy at IFA) Suggested to use the color-coded system.</p> <p>Other new business-</p>	
	<p>Next meetings: June 19 Saturday Board meeting--Bob Conner Cabin. Work day June 26 9:00 am Adjourn...8:35 pm</p>	

BALANCE OUTSTANDING ON LOTS IN ASPEN COVE 4-14-21

	2019 Assessment	2019 Special Assessment	2020 Annual Assessment	2021 Annual Assessment	Late Fees	Weed Fines
Baker, Jed	\$ 555.00	\$ 166.00	\$ 555.00	\$ 580.00	\$ 382.00	
Baxter, Brent						
Bearnson, Steven			\$ 580.00	\$ 50.00	\$ 50.00	
Colledge, Joe				\$ 16.00	\$ 16.00	
Derkatz Holdings			\$ 580.00	\$ 50.00	\$ 50.00	
Johnson, Michael				\$ 50.00	\$ 50.00	
Kehl, Mark	\$ 75.00	\$ 75.00	\$ 100.00			
Nord, Darren			\$ 580.00	\$ 50.00	\$ 50.00	
Shank, Joe	\$ 166.00	\$ 555.00	\$ 580.00	\$ 211.00	\$ 211.00	
Simonsen, Matthew & Malerie				\$ 50.00	\$ 50.00	
Swanson, Shane				\$ 100.00	\$ 100.00	
Warnick, Carroll			\$ 580.00	\$ 50.00	\$ 50.00	
Webb, Nick & Mairiam	\$ 407.00	\$ 1,185.00	\$ 3,580.00	\$ 1,059.00	\$ 1,059.00	
	\$ 555.00					

Total
\$ 6,786.00

-295

Checking Account Balance
Reserve Account Balance

\$ 59,584.90
\$ 39,061.12

May-21

	Average 2012-19	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Actual
Revenue						
HOA Dues					\$ 73,660	\$ 70,003.00
Collections-Past Due Accounts					\$ 3,000	\$ 3,507.00
Leasing Water Shares					\$ 2,500	\$ 2,554.50
Other-Impact Fees, Interest					\$ 4,000	\$ 3,750.00
Total Revenue	\$ 67,064	\$ 93,735	\$ 65,765	\$ 72,065	\$ 83,160	\$ 79,814.50
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,420	\$ 6,920	\$ 7,119	\$ 6,780	\$ 7,000	\$ 2,585.00
Water Shares	\$ 1,000	\$ 1,332	\$ 1,097	\$ 1,350	\$ 1,250	\$ 944.26
Water System Maintenance	\$ 5,908	\$ 24,775	\$ 745	\$ 4,000	\$ 1,500	\$ 1,097.50
Power	\$ 4,726	\$ 5,952	\$ 4,144	\$ 4,500	\$ 4,500	\$ 1,438.01
	\$ 14,054	\$ 38,978	\$ 13,105	\$ 16,630	\$ 14,250	\$ 6,064.77
ROADS						
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	\$ 8,688.00
	\$ 29,728	\$ 62,152	\$ 37,993	\$ 37,000	\$ 38,250	\$ 8,688.00
MEMBER SERVICES						
State Park Passes	\$ 9,339	\$ 9,375	\$ 9,375	\$ 9,450	\$ 12,700	\$ 9,500.00
Common Area Maintenance	\$ 1,256	\$ 1,150	\$ 1,672	\$ 2,500	\$ 1,500	\$ 280.00
Annual Mtg/Mbr Service	\$ 130	\$ 30	\$ 20	\$ 100	\$ 100	
Website Management	\$ 35	\$ -	\$ 130	\$ 100	\$ 175	
	\$ 10,758	\$ 10,555	\$ 11,197	\$ 12,150	\$ 14,475	\$ 9,780.00
GATES/SECURITY						
Gates - Maintenance	\$ 1,576	\$ 30	\$ 1,820	\$ 700	\$ 500	\$ 360.54
Gates - Comms & Controls	\$ 507	\$ 1,252	\$ 1,175	\$ 900	\$ 1,250	\$ 357.83
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500	
	\$ 2,488	\$ 1,282	\$ 2,995	\$ 3,100	\$ 3,250	\$ 718.37
ADMINISTRATIVE/GENERAL						
Corporate Dues	\$ 57	\$ -	\$ 334	\$ 325	\$ 350	\$ 10.00
Liability Insurance	\$ 668	\$ 830	\$ 845	\$ 850	\$ 850	\$ 980.00
Office Supplies	\$ 537	\$ 246	\$ 173	\$ 500	\$ 1,000	\$ 102.74
Postage	\$ 235	\$ 205	\$ 179	\$ 250	\$ 250	\$ 110.00
Property Tax	\$ 644	\$ 666	\$ 220	\$ 350	\$ 250	
	\$ 2,141	\$ 1,948	\$ 1,751	\$ 2,275	\$ 2,700	\$ 1,202.74
Total Expenses	\$ 59,169	\$ 114,915	\$ 67,041	\$ 71,155	\$ 72,925	\$ 26,454
Contribution to Reserve Fund					\$ 9,794	\$ 9,794
Net Income (loss)	\$ 7,895	\$ (21,180)	\$ (1,276)	\$ 910	\$ 441	\$ 43,567

From: Mark Nelson
Sent: Thursday, April 22, 2021 4:08 PM
To: Dan Allen
Subject: [EXT] Aspen Cove Excess Water Shares

Dan-

Per our discussions (pending approval from the Division of Water Rights and PRWUA), this is our official request to transfer the excess water that is currently owned and controlled by the Aspen Cove at Scofield Homeowner's Association to our future development (7.5 acre feet) and have the remaining excess water (90 acre feet) transferred back into PRWUA Shares in the name of American Recreation & Sports, Inc. (Developer) – per Section 11.31 of the CC & R's below (sections highlighted).

SECTION 11.31 Water Shares, Water System. The Aspen Cove at Scofield Property is intended to be a Seasonal, Mountain Home Subdivision. Each lot is sold with the beneficial right and usage to .25 Acre Feet of Price River Water User's Association (hereafter referred to as PRWUA) stock that is dedicated to the respective lot. However, the .25 Acre foot per lot of water and the PRWUA stocks/shares are owned and controlled by the Aspen Cove at Scofield Owners Association. One-quarter acre-foot of water meets the requirements for a seasonal home under the State Department of Health and the State Division of Water Rights. However, Developer was required to file one acre-foot (which is equal to one share) of PRWUA stock per lot as per requirements of the PRWUA at the time of recording the subdivision. This requirement may change in the future to meet the States requirements. **The developer retains the absolute right to control and use the shares** currently applied to Plats "A-F" above and beyond .25 Acre feet per lot. (130 lots x .25 = 32.50 Acre feet total for Plats "A-F"; 130 - 32.50 = 97.50) This leaves 97.50 shares or 97.50 acre feet of water to be used by Developer **towards future phases for additional lots to be added to the water system or other uses as the Developer may deem necessary.**

The Weight family property and successors, located just east of lot 1, consisting of approximately 2.25 acres, shall have free access and use to one connection to the Aspen Cove at Scofield water system indefinitely. This property shall have such use free of charge from any yearly and/or special assessments. They have contributed one share of PRWUA stock (equal to one acre foot of water) to the Association. Such property shall be subject to water restrictions equally shared by all lot Owners. The Weights sold their well and gave utility easements to Aspen Cove at Scofield for such use.

We are working with Cash at the Division of Water Rights. He has outlined the steps we need to complete to get this done:

1. Segregate 8.25 acre feet from one of our existing water rights currently applied to Aspen Cove at Scofield

- a. We will forward a paper for you to sign, scan, and send back to Cash.
- b. We will pay the fee
2. Change application for the 8.25 acre feet
 - a. The Division of Water Rights will prepare this
 - b. They will mail this to you to sign and mail back
 - c. We will pay the fee
 - d. Once this is done, Cash suggests having Mark Page add this new segregated water right to the proof he is working on
 - i. 7.5 acre feet will be applied to 30 future seasonal use homes
 - ii. .75 acre feet will be applied to irrigation
3. Withdraw request for excess water
 - a. The Division of Water Rights will prepare this
 - b. They will mail this to you to sign and mail back
 - c. We will pay the fee
 - d. We will need to execute a simple agreement to transfer the ownership of the shares from the HOA to American Recreation and Sports, Inc. (this is how we choose to use the excess water)
 - i. We will present that agreement along with the withdrawn water from the Division of Water Rights to the PRWUA and they will issue the new shares to American Recreation and Sports, Inc.

Thank you so much for working with us on this. Please call with any questions.

Thanks,

Mark L. Nelson
President | Owner/Agent
[801.830.2777](tel:801.830.2777) | www.aspencove.com



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