

Aspen Cove @ Scofield HOA Board Meeting

May 27, 2022 Seastrand Cabin 6:30 pm

	Welcome	
	<p>Roll Call: Allen Rowe, Dan Allen, Jared Edwards, Nicole White, Bonnie Seastrand, Bob Conner.</p> <p>The following people were not in attendance at this meeting...Custis Steele, Heath Pulham, Bob Dal Ponte, Scott Jarrett, Scott Harding</p>	
	<p>There are 4 members of the board that are not in attendance. Dan needs to take a vote on all the are present at this meeting and have it in the record that everyone present will be voting as board member. All agreed to this.</p>	
	<p>Secretary:</p> <p>February 2022 board meeting minutes need approval March 2022 board meeting minutes need approval April 2022 board meeting minutes need approval</p> <p>There was a motion by Allen Rowe to approve the February, March and April 2022 board meeting minutes. A 2nd by Bob Conner. All in favor to approve the above minutes.</p>	
	<p>Treasurer Report:</p> <p>Curtis had been locked out of the bank account for some unknown reason. There is not a financial report that was given at this meeting.</p> <p>Bills to approve to pay...</p> <p>4/1/22 State Farm Insurance Co. (pd by ck 1065) \$10005.00 liability insurance 4/25/22 Industrial Camera Systems Inv. 1218 \$2163.38 security cameras 4/29/22 Office Equipment inv. 484055 \$87.24 office supplies-Curtis Steele 5/1/22 Southeastern Utah Health Dept Inv. 1412 \$15.00 monthly water test 5/20/22 Weebly (pd by CC) \$76.64 Weebly annual fee 5/29/22 Inffuse (pd by CC) \$53.12 Event calendar yearly subscription 5/28/22 Scofield Town (pd ck 1066) \$500.00 donation for fireworks (member services) Total \$3,900.38</p> <p>Jared Edwards made a motion to approve these bills to be paid. 2nd by Allen Rowe. All were in favor to approve these payments.</p>	
	<p>Water rights and Mark Nelson:</p> <p>Mark proposed an agreement but the board rejected his offer, partly because the regulatory people advised us not to agree to this until official action has take n place. The most recent discussion was on May 2. The Price River Water Users Association held a board meeting and finally approved the change from requiring 1 acre-foot to .25</p>	

	<p>acre-foot per lot to match the state requirement. So that puts us in a position of officially requesting a letter written essentially saying the we no longer are required for the existing lots of Aspen Cove to have the 1 acre-foot. The question was asked...What are the requirements for other places around here? The answer...everything that draws water from this area is under the same set of requirements and as of the first part of this month this has officially changed.</p> <p>Part of Mark Nelson's argument was, a year ago we actually segregated 7.5 shares for his new lots and that was at the .25 acre-foot. Dan made clear to Mark that we were not going to make any changes until we had written verification that the changes actually happened. The bottom line is that they finally voted on this change last week, Dan received documents from Price River Water Users Association stating that this requirement had changed.</p> <p>After receiving the documentation, Dan contacted Mark Nelson. Dan told Mark that we owned the shares and that we have paid the fees on the shares for all these years, and that the only remaining issue is that of fairness. The bottom line is that Mark Nelson offered to pay as of yesterday all of the portion of the assessment for the last 10 years, which comes down to \$4200.00. Dan stated that he believes this is the best we can do. Aspen Cove has 41 shares at this point, which is sufficient for 160 lots.</p> <p>Dan proposed that we as a board vote regarding the water shares and sign the agreement that he has written up.</p> <p>Jared Edwards made a motion to accept the water shares transfer to Mark Nelson, a 2nd by Nicole White, we were all in favor and agreed to this transfer. Dan passed out the resolution stated that the developer has requested these shares and each of us signed the document.</p>	
	<p>Front gate: After Todd Olsen was asked to repair the gate, we recognized that the belt needed to be replaced and that the battery should also be replaced. Dan asked Scott Jarrett to purchase these items. It was observed by Dan and several other people that the gate would only go up ½ way and stop. Dan did the repairs at the gate and it is working fine.</p>	
	<p>Security Cameras: Cameras are fixed and they are working well. Bob will work with the camera guy to sit down and find time to help Bob program the website so that we can see a snap shot of the front gate or the common area, they will work out a time to meet.</p> <p>Dan and his wife, also John Ward witnessed a cement truck that came through the front gate, Dan contacted Bob to see who was having the cement delivered. As it</p>	

	<p>turned out, there was a delivery to the Aspen Cove as well as somewhere in the Jared Brown development.</p> <p>The camera system was working well for the situation with the cement truck. The pressure is just going to increase with the building that is going on at the back gate. It was suggested to get power to the back gate area, get a nice gate and suggested to have the clicker code changed by one pin number at least 1 time a year.</p> <p>It was also suggested to have the contractor code changed on a quarterly basis and have it included in the quarterly newsletter. Dan liked this suggestion. It was also suggested to invite each new lot/cabin owner to a board meeting so that they kind of understand what Aspen Cove is all about.</p> <p>Bob added some information to the calendar. If questions arise for lot owners...send them to the website. That is where all the information is.</p> <p>Bob is working on a file for referrals for contractors, it is on the website.</p> <p>Suggested to "reply all," when responding to a board emails.</p>	
	<p>Architectural Committee:</p> <p>Jared drove around Aspen Cove...</p> <p>lot 24 Curtis says that the dues are paid but no construction? Jared needs to confirm.</p> <p>Lot 35 paid and approved.</p> <p>Lot 55 Curtis says has put in a foundation, not impact fees and no plans have been approved. The construction needs to be stopped until these things have been done.</p> <p>Lot 66 Who owns this lot, driveway only has been done. Anderton?</p> <p>Lot 89 Larsen, Jensen or Cartwright? Who is the owner? They have paid the impact fee.</p> <p>Lot 94 Robertson or O'Reily Driveway only</p> <p>Lot owned by Niel and Nicole White, paid impact and plans approved.</p> <p>Lot 138 Todd Jones. Clear property only</p> <p>Heath Pulham said that his plans were approved as well as the Ivins plans lot 24. Have they both paid?</p> <p>Dan submitted plans for a fence, it has been approved.</p>	
	<p>Water system:</p> <p>Bob Dal Ponte is not here tonight but he sent Dan a text. The engineer that they met with a couple of months ago, has come up with a fairly inexpensive alternative to our existing system and the ability to repair our existing system. This is good news for the water system.</p>	
	<p>Compliance issues:</p>	

	<p>John Ward issue, Jared says that the cabin is up for sale. Trailer compliance issue again. There are no other issues. There was a request by lot 94 to allow them to leave the trailer on their lot even though they are not building, Allen will make a phone call to the with the answer to the request.</p> <p>Lot 97 has a pile of trash that needs to be taken care of. CCR's require that no trash should be piling up.</p>	
	<p>Front Landscaping: Is the water turned on? A weed notice needs to be sent out. Allen will get in contact with Heath with some weed info.</p>	
	<p>Fire trailer: Scott Harding was given the job of the fire trailer; he is not in attendance to this meeting. Suggested to get a deck box to store the hose in, but also that Erkkila's offered to buy it.</p>	
	<p>Scofield Days donation...for the July activities. \$500.00 donation to them for the fireworks at the Pleasant Valley days approved.</p>	
	<p>Dust Control: June 14 Tennis Court resurfacing: June 20-24</p>	
	<p>Next Meetings: June 17- Jared cabin June 25-community clean up July-No meeting Service project for the young women coming to the Seastrand Cabin...weeds and growth at the tennis court and basketball court</p>	
	<p>Meeting adjourned 8:15 pm</p>	

association to absorb these costs and hand over these gains with no thought of compensation. Furthermore, the electronics and mechanics of the water system have drained tens of thousands of dollars from the association in replacement of pumps, control systems (3x since I have been involved), and more. We face increasing expenses in the future, some of which I have shared with you.

The simple solution would be to offer some compensation in the form of a one-time contribution to our reserve account. I am not proposing a massive amount, but perhaps a percentage of the gain you will experience between the cost at the time these shares were deeded to the association and their current value or the value you receive if you liquidate the shares. Something of this nature would protect us all from criticism that we were not looking out for the interests of the association.

Sometimes I feel like we who are serving the association stand with our finger in the dike like the Dutch boy. We personally expend hundreds of hours of work to save money and avoid having to pay to get things done. As an example, we should probably hire an attorney to make sure the interests of the association are protected in this and similar legal matters. Instead, we save the money go "pro se." It is very difficult to assess additional fees based upon the CC&Rs, so major expenses like resurfacing the courts (\$25,000) and the water system expenses are daunting. It is a wearisome enterprise. I hope you will understand that I am not trying to hold you up, but only to keep the ship afloat and keep us all out of trouble.

Best regards,

Dan

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Price River Water Users Association

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May 11, 2022

To Whom It May Concern:

The Price River Water Users Association Board held a meeting on Monday, May 2, 2022 and voted to change the policy on what is required for cabin sites at Scofield Reservoir. It has been decided that the association will follow the state engineers guidelines for requirements, for example: .25 shares for a part-time domestic use lot, with indoor water use only, .45 shares for a full-time domestic use lot, with indoor water use only, and for any lot that will have outside watering/irrigation the requirement will be 3 shares of Price River Water Users Association water per acre lot. Basically, we will require the number of shares greater than or equal to the amount listed on the change application or water right. Please contact the State Engineer's office to find out what the requirement is for each individual change application or water right.

Thank you,

Sarah Bradley
PRWUA Secretary



