

Aspen Cove HOA Nov Board Meeting

Held November 10, 6PM

At Mark Page's Cabin

Agenda

6PM Roll Call

Acceptance of Oct. Board Minutes

Area Reports

Roads --- Clay

Water --- Mark

Fines and violations --- Doug

Prettyman -- trailer

Olsens -- entry

Trailers up the hill Nov-April

Lot #9 LaVar Jensen and John Tomadakis -- Fine and Thistle removal -- forgive penalty
(partners). account up to date of Diane Nagel 35 40 thous.
if taken care of.

Building Committee --- Doug

Recommend John take that job on - Bob ... good report.

Jared Swing -

Culvert at Allens (Erkkila - culvert) -

Gallop -

Building →
architectural committee...
John ... on committee?

James: contact requirement
for piping ... culvert.

Member Relations - Jared

Nominations

Bonnie to secretary

Rick to Member (replaces Lemperle)

Curtis to Treasurer (Mark report)

Need one more

letter - reminder about...
trees, swing, rocks
regarding these things.
if added to lot.

ASK Caldwell's about
Mark building committee.
(Larry) Pretty man boys ...

Security - Bob

Gate - Internet

Management Group

Jared & Dan
ask to participate.
every request - get
written response.
form letter. Dave.
motion - Caldwell
Steve.

Finance - Daniel

Budget discussion

Fines and assessment, proceeds - accounting and allocation

2017 - Budget - review and suggest

Add Common area repair and development budget

Weed Control

Taxation issues

Dues increase --- \$480 to \$680

Add on \$150 for Management Company

Add \$25 for Common

Add \$25 budget buffer

- December Board meeting - date/Location (Priorities and assignments)

January meeting - date/location assignments

Dec. 8th.

Jan. 19th & 26th
Board meeting

2010-2015 Comparative Budgets

Office	39	1,882 ⁴	30	0	0	0	0	0	0
Income Tax	14		0	0	0	0	0	0	0
Property Tax	1,723	1,262	74	0	0	0	0	0	0
Power	4,360	3,800	5,007	5,253	5,500	5,069	5,069	5,500	5,500
Telephone	250	220	272	304	320	492	492	1,100	1,100
Water Shares	944	974	1,138	685	1,100	1,158	1,158	1,200	1,200
Water Test	258	176	710	536	300	1,650	1,650	1,800	1,800
Weed Control						1,609	1,609		
Total Expenses	47,307	65,014	63,941	41,605	57,595	63,791	63,791	59,868	59,868
Net Income (loss)	13,264	(3,930)	(4,261)	18,766	2,025	4,134	4,134	132	132

- 1-Cash is abnormally high due to early payment of dues for 2014 of \$9,490 & due to \$15K collection of delinquent dues in 2013
- 2-Large water pump for well failed so was replaced at a cost of about \$8,500 as well as a broken/frozen pipe was replaced.
- 3-Board decided to treat the entire association's roads, previously only portions were treated and alternated
- 4-New PC laptops were purchased for the treasurer and the secretary at about half of the price budgeted.

2010-2015 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	11/30/16	2017
Cash Balances							
Checking - Zions	1,738	14,431	121	517		4,239	
Zions Money Market	52,047	60,367	55,902	75,039		75,122	
Total Cash	53,785	74,798 ¹	56,023	75,556		79,361	
Revenues							
Dues	60,571	61,083	59,680	60,371	59,620	59,620	60,000 125 lots
Weed Control							60,395
Late Fees							2,290
Interest income							150
Road Impact Fees							90
						5,000	1,000
						67,925	61,325
Expenses							
Corporate Dues	50		0	0	0	0	105
Bank Service Charges	84	69	56	28	50	50	82
Liability Insurance	625	625	625	625	650	650	625
Postage	199	139	199	39	100	100	592
Entrance Gates	2,475	698	6,587	362	1,500	1,500	1,615 locks and keys
Accounting		150	299	151	300	300	423 Two CPA exams
Property Management		3,972	5,958	3,194	4,200	4,200	3,850 12 months * \$350
Property Mgr. (fuel)	100	243	267	0	0	0	0
Recreation Expense		893	529	750	500	500	1,430 Fireworks, outhouse
Water System	4,157	13,025 ²	2,319	3,055	3,000	3,000	4,879
MISC.	879		0	0	250	250	79
Printing/postage	66		40	44	100	100	464
Legal Services	2,300	1,194	3,549	230	500	500	0
Dust Control	6,143	8,447 ³	0	9,120	9,000	9,523	9,523
Snow Removal	6,901	9,765	14,128	4,767	13,000	14,789	13,000
Road Maintenance	6,514	8,179	12,159	3,137	7,825	7,825	5,982 3-year average
State Park Passes	9,225	9,300	9,300	9,300	9,300	9,375	125 lots *\$75
Annual Meeting			696	26	100	100	0

Nov Board Meeting

Doug Cloward <dougcloward@gmail.com>

Thu 11/3/2016 11:24 AM

To: Daniel Heugly <Daniel.Heugly@zionsbank.co>; Daniel Allen <daniel.allen@usu.edu>; Bob & Rachele Conner <bob@apsguards.com>; Rick & Bonnie Seastrand <seastrandrandb@hotmail.com>; Clay & Tammy FRANDSEN <lcfrant@msn.com>; Jared & Mindy Edwards <jebigo@gmail.com>; Dean & Jan Egbert <ldegbert@gmail.com>; Mark & Geraldine Page <markp@waterrightconsulting.com>;

Dear Board,

We have a heavy load for the meeting on the 11th. We need to plan and prepare such that we can get through the business at hand. Please plan to attend on time and be prepared for a lengthy meeting to cover the following:

- 1- Management Group evaluation and selection — Bob, this is your baby to come prepared to advise and direct that conversation.
- 2- Budget for 2017 — Daniel, please come with a document showing the past three years budget and actuals and a blank for filling in for 2017 - We need to consider the raise in fees and specific allocations - including Common area repair and expansion issues.

Daniel, we also have questions regarding the accounting and allocation for fines and building assessments. Some members felt it was not clear in recent documents you sent out and feel we need to earmark and track these funds differently.

- 3- Nominations — Bonnie, we need to hear from you regarding your disposition to take on the Secretary role, also Ricks willingness to take an alternate member role. We also need to get a firm agreement from Curtis Steele regarding his participation as Treasurer (Mark I assume you know Curtis best, would you check with him?). Clay and I have approached John Ward regarding Architectural Committee Chair, but he is a bit volatile regarding that and the Management group rep issues. We may need additional members to be recruited. Any ideas?

- 4- We need to discuss Rules as proposed and others that need to be established for clarification of policy (like the policy of all money in pays fines and penalties first before dues). Also, the issue of increase fines for continued infractions (Olsen's entry issue etc.).

- 5- Jared, we have had a question or two about your garage and the swing - Arch clearance and non-living space in the attic area - just questions.

If there are other pertinent items that need our attention this time please advise me/Dean for inclusion in the agenda.

Please read the attached communication to go out to remind members regarding Trailer access and storage issues. Comment and advise as needed ASAP. We need to get this out by week end. [Dean will you please plan to get an agenda together and out for the meeting by Monday and also the member notification letter.](#)

Thanks,

Doug

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Dear Aspen Cove HOA Members,

The Summer has come and gone and winter is soon upon us. With the new month comes the need for a reminder that Trailers are now prohibited from being pulled up into Aspen Cove as per CC&Rs. Signs are posted at the gate reminding members and guests that trailers are not permitted up the causeway after November 1st through March 31st. If you have a

special need to haul something in out during the next couple of weeks, please contact a Board member for explanation variance authorization consideration.

After November 1st and until March 31st we pay to have the Boat Ramp parking lot plowed to allow Aspen Cove members and guests to park their trailers and non-4X4 vehicles there and be shuttled to cabins. Violations of this rule may result in fines. Also, remember that there is no parking on the Aspen Cove roadways. All members and guests must park on the cabin property to avoid interference with snow plowing and other drivers' use of the roads.

SECTION 11.11 - d

Snowmobile trailers may be kept on the member's property from October 31st through March 31st and ATV trailers may be kept on the member's property March 31st through October 31st. Said trailers should be parked behind cabins or in as obscure location on the property as is feasible.

SECTION 11.16 Motor Vehicles, Boats, Recreational /Water & Off-Road Vehicles.

(a) No motor vehicles owned or leased by Owners of Lots in the properties shall be parked or maintained on any street within of The Aspen Cove at Scofield Subdivision. Every Lot Owner must provide off-road parking within their property to accommodate themselves and their guests.

(b) Boats and other recreational vehicles of any kind shall not be stored or parked on any Lots from November 1st thru April 30th, except in a closed garage, or behind a visual screening. It is acceptable to leave your recreational vehicles, boats, and utility trailers within your property from May 1st thru October 31st. This is to allow some flexibility for lot owners that may want to leave a utility vehicle on their property or a boat and not have to take it down the mountain every time they come up or go home. In no way does this section allow for trailers, aka campers, or motorhomes to be left on their property during the specified times. Refer to section 11.11 for the restrictions on those described vehicles.

Again, the principle and the policy is that no members use their cabin property for storage of any recreational or utility vehicles or trailers, except as provided to one snowmobile trailer in the winter a one ATV trailer (and utility trailer) in the summer. All stored vehicles other than these shall be stored in garages or behind visual screening (not visible from the Aspen Cove Roadways).

Also, please note that Mike or James Erkkila may be available for plowing the snow into your cabin for a fee of \$35 per plowing. You may contact them directly for that service.

Finally, just a reminder that there is an HOA Board of Directors meeting scheduled for Friday Nov. 11th. If you have items for the Board to discuss or want to attend the meeting please contact Dean Egbert, Board Secretary with that information by Wednesday Nov 9th.

All the best,

Your HOA Board

Outlook Mail

Search Mail and People

New | Reply | Delete | Sweep | Move to | Categories

- ^ Folders +
- Inbox 47
- Junk Email 43
- Drafts
- Sent Items
- ^ Deleted Items 248
 - Archive
 - aspen cove man. 28
 - cabin at Scofield 118
 - dehydrador
 - GEEKSTECHS>COI 1
 - Jay s mission 95
 - mike millet 4
 - Notes_0
 - propane receipts
 - Vital Reds Receipt
- ^ wells fargo 72
 - Sarahs Missio 99

R



Dean Egbert

Sat 11/5, 10:48 AM

You; Doug Cloward (dougcloward@gmail.com); Daniel Heugly (Daniel.Heugly@zionsbank.co); +5 more

Doug,

- I am out of town. Bonnie Seastrand will be there to do secretarial duty.
- I will send her an agenda with the above items included - are there other things (from anyone) that need to
- Just to confirm: Meeting is at Mark Page Cabin (104) at 6:00 PM on Nov 11, correct?

Dean

On Thu, Nov 3, 2016 at 11:24 AM, Doug Cloward <dougcloward@gmail.com> wrote:

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reminding members and guests that trailers are not permitted up the causeway after November 1st through March 31st