

CORRECTED
 Aspen Cove HOA Board Meeting
 Friday, November 30, 2018 6:30 P.M.
 Bob Conner's Office 1390 W. State Street, Pleasant Grove, UT.

1	Welcome:	Mark
2	Roll Call: <i>Mark Page, Bob Conner, Dan Allen, Rick and Bonnie Seastrand, Curtis Steele. Jared Edwards & Allen Rowe are not in attendance.</i>	Mark
3	Introductions of guests: No other guests were in attendance.	Mark
4	Secretary report: June 20, 2018 work and board meeting minutes... <i>these minutes have been corrected and waiting for motion to accept. Will be done at the December 21st meeting.</i> August 17, 2018 board meeting minutes... <i>these minutes will be sent to the board for review.</i> September 21, 2018 board meeting minutes... <i>These minutes will be sent to the board for review</i> Other items... <i>Bonnie will have the lot owner address/e mail list ready for the January 24th annual meeting.</i> Enter the minutes and agenda on the web site.	Bonnie
5	Treasurer report: Checking account balance: <i>\$8,497.66 balanced and reconciled as of 11/12/2018</i> Money market account balance: <i>\$91,812.78</i> Outstanding member debt balance: <i>\$ 1072.00 in late fees, \$2,295.00 in 2018 assessments, \$672.00 in 2017 snow removal special assessments, and \$900.00 in delinquent weed fees for a total of \$4939.00</i> <i>Robert Griffin is selling, there is a \$50.00 late fee that is due upon closing for the lot that is being sold.</i> <i>Max Johns info/e mail is not correct.</i> <i>Question was asked...should the money remaining is the budget for snow removal for 2018 be put into the snow removal for the next year. It was suggested to budget the same amount in 2019 as in 2018. The money for the basketball and tennis court should be rolled over into the 2019 budget.</i> <i>Audit: Curtis has not contacted Dan to do the audit. It will be done at another time.</i> Outstanding bills to be approved for payment: *Door King IM Server Payment-\$92.95 (already PAID) We were delinquent again this year, billing went to Sandy Hoffman. <i>Hopefully the information this time has been corrected for the next billing. \$40.01 for taxes to Carbon County for parcel of land west of Dan Allen's property. Mark paid this bill.</i> <i>It was talked about the road is being washed away. It was suggested to move 2 more barriers. More material will probably need to be brought in for several areas. James suggested that the roads be graded twice a year to help maintain them better.</i> *Erkkila"s-\$3560.00 for guard rail installation on dug way.	Curtis

	<p>2-Water test with total of \$60.00 Mark will pay these invoices. Motion to pay the bills and all that have been paid in the past couple of months. Dan Allen motioned to pay, Rick Seastrand 2nd motion and all were in favor to pay these bills.</p>	
6	<p>Roads/Gates report: Road repairs needed next spring--upper part of dug way-erosion problems across the road and the borrow area is encroaching on the road width. Probably need more material placed and compacted on the road. <i>Trailers are still an issue with lot owners/building getting them up to their lot. If there is a problem then we can impose a fine.</i> <i>There are people not following the speed limit. Drivers are not paying attention to people walking and small children on the roadways.</i> <i>Dan Allen has noticed a lot of non-resident people in the area that are using the gates to come and go as they please.</i> <i>James was wondering if there was any feedback on the installation of the cable on the Dugway. So far everything has been positive and suggested to add a little bit further down the hill. Dan has talked with James and Mike about adding more to this. Get some suggestion/comments from the members at the annual meeting in January.</i></p>	Dan
7	<p>Water report: Pump house report for September 2018-- Pump house report for October 2018 <i>It looks pretty normal, readings are taken 1 time per week. There was a fire hydrant that needs to be repaired and it has not been done yet.</i></p>	Mark
8	<p>Member services/Common area report: Disc golf course: we will pursue this in the spring. Resurfacing tennis/basketball court: These projects will also be scheduled for next spring/summer. Local contractors: John Sutch 801-319-6760 Mike Wren 801-891-6236 e mail courtsunlimited@msn.com</p> <p><i>Keep money in the budget for the tennis court/basketball court for the spring. The Frisbee golf, just clear the starting points and the goal areas. The picnic tables still look nice, put a used table that the Frisbee golf area and use the extra barricades to mark the parking area.</i></p>	Jared
9	<p>Member Services/Security report: Security system issues... <i>There are several problems with the cameras. There are no cameras working right now at Aspen Cove. The Mac number/address is on the modem. CentraCom, they can tell if it is working. This is a work in progress. Bob will keep working on the issue. Rick told Bob about Hughes Net for Aspen Cove to look into. The gate code will be changed on February 1.</i></p>	Bob
10	<p>Weed report: An almost weed-free year. Probably a journal entry! There were no issues with real bad infestations in 2018.</p>	Alan

11	<p>Architectural committee: Building issues, if any...<i>Dal Ponte...accomplished what he was doing.</i> <i>Bob Conner will be getting his plans to Rick. He wants to enclose his deck. He will get a building permit and get all the paperwork that is needed.</i></p>	Rick
12	<p>Other business... Stand by generator for the well house operation. <i>Is this something that needs to be pursued? Power is usually not out too long. Don't discourage the inquiry by Mr. Johnson. This past summer it was a problem of too much power or a brown-out. The controls to the 5 hp pump were destroyed. We started the 10 hp pump the night we found the problem.</i> ***Schedule a day in the late spring/early summer for the board to have a day to go around Aspen Cove and go over all the important items that Mark has information on and get it recorded/pictures/video etc!!!</p>	Mark
13	<p>January semi-annual members meeting: Location: Utah Valley Home Builders Association 1443 West 800 North suite 202 Orem Utah Date/Time: January 24th 6:30 pm (meeting beginning at 7:00) Assignments: attendance, personal information updates, agendas. Refreshments: donuts, drinks, etc.</p> <p>Board members needed for 2019: Mark will make a list of the board members that will be needed for the upcoming 2019 year.</p> <p>Possible candidates: Robert Dal Pante--Curtis will contact Zack West --Rick will contact Scott Harding--Mark will contact Scott</p>	Mark
14	<p>Next meeting...December 21, 2018 Seastrand Cabin 6:30</p>	
15	<p>Meeting adjourned... 7:55 pm.</p>	

2012-2018 Comparative Budgets

	12/31/12	12/31/13	12/31/14	12/31/15	12/31/16	12/31/16	12/31/16	12/31/16	12/31/16	12/31/2017	12/31/2017	12/31/2018	11/12/2018
	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Projection
	2012	2013	2014	2015	2016	11/30/16	2017	12/31/2017	1/1/2018	1/31/2018	1/31/2018	1/31/2018	assumption
Cash Balances													
Checking - Zions	1,738	14,431	121	517	3,740	3,740		\$ 11,623.28				\$ 8,497.66	
Zions Money Market	52,047	60,367	55,902	75,039	75,135	75,135		\$ 60,205.22				\$ 91,812.78	
Total Cash	53,785	74,798	56,023	75,556	78,875	78,875		\$ 71,828.50				\$ 100,310.44	
Revenues													
Special Assessment Snow 17'	60,571	61,083	59,680	60,371	59,620	67,842		\$ 71,078.00				\$ 1,440.00	
Dues 2018						60,395		\$ 9,984.00				\$ 71,455.00	125 lots \$480 for 20
Dues 2019						2,200		\$ 750.00				\$ 555.00	
Weed Control/finest						150		\$ 500.00				\$ 278.00	
Late Fees						97		\$ 175				\$ 613.00	
Interest Income						5,000		\$ 1,000				\$ 4,000.00	
Road Impact Fees						67,842		\$ 61,325				\$ 71,069.00	
Expenses													
Corporate Dues	50	69	0	0	0	105		\$ 100				\$ 100.00	
Bank Service Charges	84	69	56	28	50	82		\$ 142.49				\$ 150.00	
Liability Insurance	625	625	625	625	650	625		\$ 625.00				\$ 650.00	
Postage	199	139	199	39	100	686		\$ 115.60				\$ 100.00	
Accounting	150	150	299	151	300	583		\$ 500.00				\$ 500.00	
Property Management		3,972	5,958	3,194	4,200	2,100		\$ 6,000				\$ 4,200.00	Moved to Water Mngn
Water Management	100	243	267	0	0	0		\$ 0				\$ 500.00	
Property Mgr.(fuel)		893	529	750	500	1,118		\$ 5,834.97				\$ 6,000.00	
Recreation Expense		13,025	2,319	3,055	3,000	4,879		\$ 5,726.45				\$ 500.00	
Water System	4,157							\$ 3,236.11				\$ 76.55	HOA Email
Security								\$ 150				\$ 300.00	
MISC.	879		0	0	250	79		\$ 250				\$ 157.81	
Printing	66		40	44	100	464		\$ 500.00				\$ 500.00	
Legal Services	2,300	1,194	3,549	230	500	0		\$ 9,824.47				\$ 10,500.00	
Dust Control	6,143	8,447	0	9,120	9,000	9,523		\$ 24,802.00				\$ 18,000.00	
Snow Removal	6,901	9,765	14,128	4,767	13,000	17,355		\$ 1,966.00				\$ 1,500.00	
Entrance Gates	2,475	698	6,587	362	1,500	2,615		\$ 4,643.34				\$ 5,000.00	
Road Maintenance	6,514	8,179	12,159	3,137	7,825	4,982		\$ 9,375.00				\$ 9,375.00	3-year average
State Park Passes	9,225	9,300	9,300	9,300	9,300	9,375		\$ 75.03				\$ 300.00	125 lots *\$75
Annual Mtg/Mbr Service			696	26	100	0		\$ 114.63				\$ 200.00	
Office Supplies	39	1,882	30	0	0	0		\$ 0				\$ 200.00	
Income Tax	14	1,262	0	0	0	0		\$ 0				\$ 111.56	
Property Tax	1,723	3,800	74	0	0	0		\$ 3,872.95				\$ 4,336.76	
Power	4,360	5,007	5,077	5,253	5,500	5,407		\$ 1,019.01				\$ 1,200.00	
Gate Telephone/Internet	250	220	272	304	320	492		\$ 566.70				\$ 1,202.70	
Water Shares	944	974	1,138	685	1,100	1,158		\$ 2,000.00				\$ 2,000.00	
Water Test	258	176	710	536	300	1,225		\$ 1,840.00				\$ 200.00	
Website Management						2,109		\$ 250				\$ 66,975.00	
Weed Control	47,307	65,014	63,941	41,605	57,595	64,962		\$ 78,389.75				\$ 44,938.75	
Total Expenses	13,264	(3,930)	(4,261)	18,766	2,025	2,880		\$ (7,320.75)				\$ 5,986.00	
Net Income (loss)								\$ 250.00				\$ 33,402.25	

BALANCE OUTSTANDING ON LOTS IN ASPEN COVEAS OF SEPTEMBER 18, 2018

	2018 Assessment	2017 SA for snow	2017 Assessment	Late Fees	Weed Fines
Russ Christensen				\$ 9.00	
Christopher Wilcox		\$ 96.00			\$ 200.00
Craig Allred					\$ 250.00
Dan Washington			\$ 96.00	\$ 50.00	
Darren Nord				\$ 9.00	
Deanna McCoard				\$ 50.00	
Derkatz Holdings				\$ 50.00	
Edward Pace	\$ 555.00		\$ 96.00	\$ 59.00	
Jack Bailey				\$ 9.00	
Joe Shenk	\$ 555.00		\$ 96.00	\$ 59.00	
Keith Mattinson				\$ 59.00	\$ 200.00
Lynn Baadsgard				\$ 59.00	\$ 250.00
Mark Kehl				\$ 50.00	
Max Johns	\$ 555.00		\$ 96.00	\$ 109.00	
Michael Clark	\$ 555.00		\$ 96.00	\$ 109.00	
Robert Griffin				\$ 100.00	
Robert Rogers				\$ 50.00	
Ron Peck				\$ 50.00	
Shane Swanson				\$ 100.00	
Steve Wilson	\$ 75.00			\$ 50.00	
Tim Ernbrack			\$ 96.00	\$ 59.00	
Timothy Hoopes				\$ 59.00	
Warren Stratton				\$ 50.00	
Totals	\$ 2,295.00	\$ 672.00	\$ -	\$ 1,072.00	\$ 900.00
					\$ 4,939.00
					<u>Total</u>

28	9:02	10hp	55267000	148500	11.46	77.9	59	
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