

Aspen Cove at Scofield HOA Board Meeting Minutes

Friday November 18, 2022, Jared Edwards Cabin 6:30 pm

	<b>Welcome</b>	Dan
	<b>Roll Call-</b> Dan Allen, Curtis Steele, Bob Dal Ponte, Jared Edwards. Bonnie Seastrand, Scott Jarrett, Allen Rowe, Nicole White, Neil White, Scott Harding	
	<b>Secretary:</b> No minutes were ready to approve.	Bonnie
	<b>Treasurer Report:</b> Financial Report:  The financial report for this month is embedded in the budget that was sent to each of us and extra copies were handed out. It will be discussed later in this meeting.  Bills for November 2022 were sent out for approval to pay. See attached... Motion to pay bills by Jared Edwards, 2 <sup>nd</sup> by Bob Dal Ponte. All in favor to approve the bills to pay.  One of the issues that we will come to when we get to looking at next year's budget would be any feel for how many \$1000.00 impact fees, we might collect next year? That is something to think about.  Curtis has all the statements ready to be sent for the HOA dues. There is one lot owe, Jed Baker. Lot 5 has not paid for 3 years. His statement this year will go registered mail and will be sent to collections of not paid. There will be an additional fee applied to this for the collection company. Permission was given by the board for Curtis to do this.  The one with the double driveway needs to have the pipe at the lower driveway.	Curtis
	<b>Gate Code issues:</b> Shane Swanson lot 90 said that he could not get to his property, and he went to Dan Allen's cabin, rang the doorbell and left a note on his door with an e mail address and phone number for him to get information. Curtis Steele let them in.	Curtis

	<p><b>Architectural Committee:</b> Nothing new to report.</p> <p>Rick would like to build a barn or something in the back. He will submit some plans.</p> <p>There are 5 lots that have put a driveway in and so there could be 5 cabins built soon.</p> <p>The one with the double driveway on the dugway needs to have the pipe at the lower driveway. There was already a pipe in the upper driveway, but it was buried. If there is not a pipe at the lower driveway, the road will start washing away. It was suggested to have Jared stop and see what needs to be done.</p>	Jared
	<p><b>Water System:</b> The new water system is working and there have not been any electrical storms so we do not know if it will be impacted, and the system is more robust. And permission was given to purchase a back-up control from Boston. It came in last week and there needed to be some re-wiring done to it. This should be done sometime next week.</p> <p>Between last summer and this summer, it was a little over \$10,000.00. So, we are hoping that this works.</p>	Bob D.
	<p><b>Compliance Issues:</b></p> <p>Allen was not aware of any issues. There have been no rental problems.</p>	Allen R.
	<p><b>Common Area:</b> Locks have been put on both courts for the winter. Suggested replacing the basketball standards. Dan talked with Lisa about replacing these items and she said that there is much nicer equipment available now than there was before. The ones that we have now are old, the crank is hard and takes a lot of cranking and when it does work the backboard moves out. Dominator is a company that is suggested to be used to replace these items. Lisa will arrange for us to purchase for about \$2000.00 each at her cost if we pick up and install them. It was asked how hard it would be to change to post and Dan thinks that there are 4 bolts coming out of the concrete holding it on. Will be a nice addition. Scott J. will make it work when we decide to make this change and addition.</p>	Scott J.
	<p><b>Back Gate relocation:</b> see attached map.</p>	Dan

	<p>Dan has been in negotiations with Jared and Matt Brown since May, regarding the right-of-way that gives us access to the west gate. The Browns have acquired the property that runs along our west boundary that was formerly owned by Jerry Frandsen. The Nelsons negotiated two agreements that have defined the existing path to the gate since the beginning of Aspen Cove. Now that the Browns own that property, they are planning to develop it into lots and have requested that we agree on a new right-of-way. Dan rejected their first concept and suggested an alternative that the Browns have drawn up and is acceptable. At issue is the fence line. They want us to split the cost of a new fence that runs the entire distance of our west property line. Cost is estimated at \$30 to \$32,000... but could cost Aspen Cove about \$7-8,000.00. Negotiations will be on-going.</p>	
	<p><b>Reserve account:</b>  See attachment for the reserve account balance.  Starting with the \$16,492.66 budget sheet...  Contributions...  \$10,366.00 from operating account  \$4,263.48 from developer</p> <p>Expenditures  \$12905.57 court resurfacing  \$14074.43 final payment court resurfacing  \$4493.03 water system repair  \$995.00 water system repair  \$2464.00 water system  \$1110.00 water system  \$1178.51 water system repair  total \$37,8220.54</p> <p>Ending Balance \$16,492.66</p> <p>The reserve account has been funded entirely from the profit from the operation the last 3 years. Given the fact that this fund is so depleted, and the fact that were are going to have to spend about \$4000.00 for the basketball backstop,  \$10,000.00 for fencing,  \$10,000.00 for the back gate  total of about \$20,000.00</p> <p>These items would normally come out of the reserve account...It was suggested to make a special assessment to replenish the reserve account.</p>	<p>Dan</p>

	<p>The reserve account is a state requirement that needs to be on the budget. It is required to be shared with the members of the association annually and we as a board are required to present a plan including a budget line item for the contribution to the reserve account so that it become sufficient. There have been heavy expenditures and we have some heavy expenditures upcoming this year. It is not reasonable to fund all of that out of the operations budget that is left over.</p> <p>It was also suggested to raise the annual dues.</p> <p>It was suggested that the special assessment would be about \$185.00.</p> <p>There was a review of the preliminary budget for 2023 year. See attached budget sheet.</p> <p>Questions or comments on the proposed budget...there were no concerns.</p> <p>Motion to approve the tentative budget by Allen Rowe, 2<sup>nd</sup> by Scott Jarrett. All approved the tentative budget.</p>	
	<p>Allen and Scott have been asked to find out if anyone of us wanted to be off the board and then find some help to volunteer to help on the board for next year. Suggested to ask the Wilsons lot 35 to be on the board.</p>	<p>Allen &amp; Scott H.</p>
	<p>January 20 board meeting...Curtis Steele's cabin January 26 Annual Meeting...e mail Steve Caldwell to see if we can use his building.</p>	
	<p>Meeting Adjourned 8:15 pm</p>	

	Average 2012-21	2021 Actual	2022 Actual (NOV)	2022 Budget	2023 Budget	
<b>Revenue</b>						
HOA Dues		\$ 71,273	\$ 66,010	\$ 67,360	\$ 72,400	
Collections-Past Due Accounts		\$ 5,624	\$ 2,115	\$ 3,000	\$ 2,000	
Leasing Water Shares		\$ 2,555		\$ 2,500		
Other-Impact Fees, Interest		\$ 9,500	\$ 7,420	\$ 5,000	\$ 4,000	
<b>Total Revenue</b>	<b>\$ 69,123</b>	<b>\$ 88,952</b>	<b>\$ 75,545</b>	<b>\$ 77,860</b>	<b>\$ 78,400</b>	<b>100%</b>
<b>Expenses</b>						
<b>WATER SYSTEM</b>						
Water System Management	\$ 3,296	\$ 6,480	\$ 7,583	\$ 6,800	\$ 7,000	
Water Shares	\$ 1,038	\$ 1,286	\$ 500	\$ 1,300	\$ 400	
Water System Maintenance	\$ 5,182	\$ 3,811	\$ -	\$ 1,500	\$ 1,000	
Power	\$ 4,684	\$ 4,889	\$ 4,779	\$ 4,750	\$ 5,000	
	<b>\$ 14,200</b>	<b>\$ 16,467</b>	<b>\$ 17,593</b>	<b>\$ 14,350</b>	<b>\$ 13,400</b>	<b>17%</b>
<b>ROADS</b>						
Dust Control	\$ 7,967	\$ 10,617	\$ 13,174	\$ 10,750	\$ 12,000	
Road Maintenance	\$ 7,910	\$ 14,988	\$ 3,578	\$ 7,000	\$ 6,000	
Snow Removal	\$ 15,184	\$ 9,188	\$ 25,597	\$ 20,000	\$ 20,000	
	<b>\$ 31,061</b>	<b>\$ 34,793</b>	<b>\$ 29,174</b>	<b>\$ 37,750</b>	<b>\$ 38,000</b>	<b>48%</b>
<b>MEMBER SERVICES</b>						
State Park Passes	\$ 9,358	\$ 9,500	\$ 7,075	\$ 8,450	\$ 10,000	
Common Area Maintenance	\$ 1,343	\$ 1,713	\$ 855	\$ 1,500	\$ 1,500	
Annual Mtg/Mbr Service	\$ 106		\$ 523	\$ 100	\$ 600	
Website Management	\$ 46	\$ 53	\$ 130	\$ 150	\$ 150	
	<b>\$ 10,853</b>	<b>\$ 11,266</b>	<b>\$ 8,381</b>	<b>\$ 10,200</b>	<b>\$ 12,250</b>	<b>16%</b>
<b>GATES/SECURITY</b>						
Gates - Maintenance	\$ 1,499	\$ 562	\$ 878	\$ 500	\$ 500	
Gates - Comms & Controls	\$ 617	\$ 943	\$ 939	\$ 1,000	\$ 1,000	
Security	\$ 324		\$ 2,163	\$ 1,500	\$ 1,500	
	<b>\$ 2,440</b>	<b>\$ 1,505</b>	<b>\$ 3,981</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>4%</b>
<b>ADMINISTRATIVE/GENERAL</b>						
Corporate Dues	\$ 80	\$ 10		\$ 10	\$ 10	
Liability Insurance	\$ 717	\$ 980	\$ 1,005	\$ 980	\$ 1,000	
Office Supplies	\$ 548	\$ 1,010	\$ 145	\$ 200	\$ 150	
Postage	\$ 228	\$ 220	\$ 174	\$ 250	\$ 200	
Property Tax	\$ 562	\$ 247		\$ 250	\$ 250	
	<b>\$ 2,134</b>	<b>\$ 2,466</b>	<b>\$ 1,324</b>	<b>\$ 1,690</b>	<b>\$ 1,610</b>	<b>2%</b>
<b>Total Expenses</b>	<b>\$ 60,689</b>	<b>\$ 66,497</b>	<b>\$ 60,453</b>	<b>\$ 66,990</b>	<b>\$ 68,260</b>	<b>87%</b>
<b>Contribution to Reserve Fund</b>		<b>\$ 9,794</b>	<b>\$ 10,366</b>	<b>\$ 10,366</b>		<b>0%</b>
<b>Net Income (loss)</b>		<b>\$ 12,660</b>	<b>\$ 4,725</b>	<b>\$ 504</b>	<b>\$ 10,140</b>	<b>13%</b>

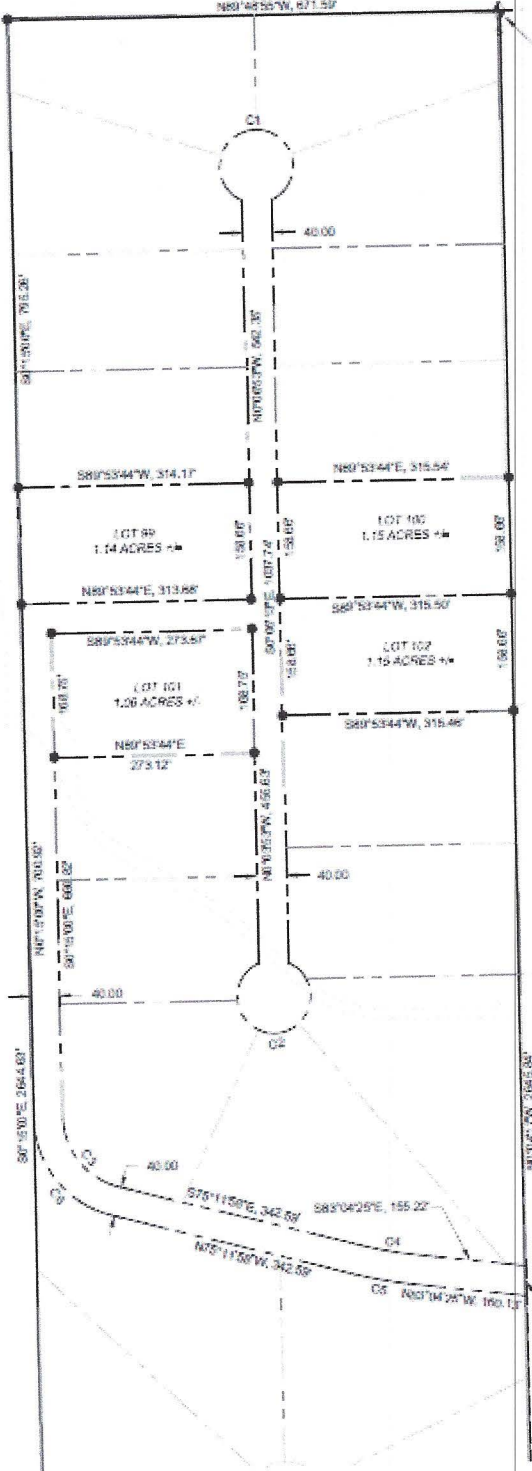
S87°42'55"W, 2844.89'  
4515 OF BEARING

N80°42'55"W, 671.50'

FOUND UTAH COUNTY  
BRASS CAP  
NORTH QUARTER CORNER  
SEC. 5, T. 12 S., R. 7 E.

ESTATES  
16E-4

DANIEL DEE & LINDA  
KATHLEEN ALLEN, JR  
TAX ID No. 0A-0058-001



S87°04'17"E, 40.90'  
*Skyline Circle*

**ASPEN COVE HOA**  
**RESERVE ACCOUNT RECONCILIATION**  
**2022**

<b>OPENING BALANCE</b>	<b>1/1/2022</b>		<b>\$ 39,068.00</b>
<b>CONTRIBUTIONS</b>			
<b>2/22/2022</b>	Transfer from operating account	\$ 10,366.00	
<b>6/23/2022</b>	Contribution from developer	\$4,263.48	
			<b>\$ 14,629.48</b>
<b>INTEREST INCOME</b>			
			<b>\$ 15.72</b>
<b>EXPENDITURES</b>			
<b>3/17/2022</b>	Deposit - Court Resurfacing	\$ 12,905.57	
<b>7/11/2022</b>	Final Payment - Resurfacing	\$ 14,074.43	
<b>7/21/2022</b>	CT Electric - Water System Repair	\$ 4,493.03	
<b>8/30/2022</b>	CT Electric - Water System Repair	\$ 995.00	
<b>9/26/2022</b>	Kee Engineering - Water System	\$ 2,464.00	
<b>10/5/2022</b>	Kee Engineering - Water System	\$ 1,110.00	
<b>10/31/2022</b>	CT Electric - Water System Repair	\$ 1,178.51	
			<b><u>\$ 37,220.54</u></b>
<b>ENDING BALANCE</b>	<b>12/31/2022</b>		<b><u>\$ 16,492.66</u></b>