

Aspen Cove at Scofield HOA Board Meeting
15 October 2021
6:30 P.M. Scott Jarrett Cabin

Welcome:	Dan
<p>Roll Call: Dan Allen, Scott Jarrett, Allen Rowe and Bonnie Seastrand.</p> <p>Excused from tonight's meeting...Bob Conner, Bob Ballantyne, Bob Dal Ponte, Jared Edwards, Scott Harding and Curtis Steele.</p> <p>Bonnie Seastrand, Allen Rowe, Scott Jarrett and Dan Allen will act as board members for tonight's meeting.</p>	
<p>Secretary: September 2021 Board meeting minutes are not ready to be approved.</p>	Bonnie
<p>Treasurer:</p> <p>There has been an \$18,000.00 net income as of right now. We are still receiving fee income. There are several lots that have changed hands twice this year. Past due accounts have collected about \$5000.00 so far this year. Leasing of the water shares are a new thing with an income. Impact fees collected have been \$8750.00</p> <p>Financial Report-This report was e mailed to us. See attached. Scott Jarrett made a motion to approve the financial report, 2nd motion by Allen Rowe. All were in favor to approve.</p> <p>Dan made a suggestion to double up the deposit to the reserve account. This will be talked about more at the November meeting.</p> <p>Bills to approve to pay- Water test \$15.00 Waste & Water Logistics \$70.00 Virus Control Invoice \$ 42.69 Total invoices \$127.69 Motion to approve to pay these invoices by Allen Rowe, 2nd motion by Dan Allen. All were in favor to approve to pay.</p> <p>At the November board meeting, Dan will have a proposed budget.</p>	Curtis Dan
<p>Roads: Dan has requested some road base delivered to fill the ruts. James has been asked to get this for the association. It was suggested that if someone gets stuck on the roads there could be some liability to the association. Snow removal costs will most likely begin in the month of January. In road maintenance there has been a few larger expenses this year.</p>	
<p>Water System update-Water system was damaged by lightning about 2 months ago. Erkkila's have been manually filling the tank. Dan started getting calls that there was no water. He went down to the pump and turned on the pumps to fill the tank.</p>	Dan Bob D.

	<p>The next weekend, Dan decided to go for a ride and went past the pump house and lots of water was running out of the tank. Dan had to turn off the pumps to stop the overflow.</p> <p>The board switched from Bodec to Christian Tabone to get better results. Parts have been ordered. The sending unit up at the top of the tank cannot be repaired or replaced. Much of the whole system needs to be reworked. We are hoping for a more reliable system.</p> <p>Question was asked...how expensive is a new system? It is unknown as of now.</p> <p>Mark Nelsen has sent a 2nd request that we transfer the water shares in excess of .25 acre feet per lot back to his company. Dan asked Mark to produce documentation from Price River Water Users (PRWUA) that they have officially changed their requirement for 1 acre foot per lot. If PRWUA will document that they have changed the policy such that Aspen Cove is no longer under the 1 acre foot mandate, then Mark will have a legitimate claim on the excess shares, as set forth in the CC&Rs</p> <p>The new phases under development by Mark have been approved with .25 acre foot per lot. In order to facilitate this, there have been 8.25 water shares owned by Aspen Cove repurposed, 7.50 went to the new lots (30 lots x .25 acre feet per lot). The other .75 shares are being used to irrigate the front gate and .50 share for road maintenance and fire protection. The state order has been received and it is signed by the state engineer, Dan sent this on to Mark Nielsen.</p>	
	<p>Weeds: Final weed report- I received several comments from the weed notice, they were forwarded to Allen Rowe. He responded to each e mail. Everyone made arrangements to take care of the weeds. He decided not to send out any other notification for this year. Allen does not want to do weeds anymore. Dan said he needs to find someone to take over for him.</p>	Allen
	<p>Security:</p> <p>Website: This section was skipped due to the lack of people in attendance.</p>	Bob C.
	<p>Architectural Committee: This section was skipped due to the lack of people in attendance.</p>	Bob B.
	<p>Tax Committee: This section was skipped due to the lack of people in attendance.</p>	Bob B.
	<p>Common Areas: Securing the common area for Winder. Jared Edwards sent a text to Dan regarding the nets and tables at the common area. He stated that the tables would be left up due to the fact that they were under the pavilion. Dan suggested to have the tables put down and stacked instead of leaving them up. Scott Jarrett said that he would take care of this the next day.</p>	Jared Scott J>

	<p>Back gate-possible replacement with electric gate (Scott J.) Dan asked Scott Jarrett if he had been in contact with Todd about the gate and that he would get him a price. But he so far he has not received a quote. Solar was suggested, but not a favorite. Asked if there was power at the back gate. There is not power at the back gate. Scott needs to talk with him more about this. Asked if there was power at the back gate and if not who would know. It was suggested to ask Erkkila's. And suggest to have power added to the back gate.</p> <p>It was suggested that if we install a pad similar to the one at the front gate to the back gate with a key pad on the outside of the back gate, Dan asked Scott to talk to Todd about this. If something could be done in the range of \$5,000 to \$10,000, it would be a good idea to have something done. Dan has had to replace a lot of locks at the back gate.</p>	
	<p>New Business: Planning Annual Meeting</p> <p>Location-Bonnie will ask Steve Caldwell.</p> <p>2022 Budget (Curtis & Dan) Dan and Curtis will work on a proposed budget for the January meeting.</p>	Dan
	<p>Newsletter: October 2021 Issue The newsletter was sent out. Scott does a great job.</p>	Scott H.
	<p>Next Meetings: November 19th Allen Rowe Cabin-6:30 p.m. January 21 board meeting beginning at 7 P.M. January Member Meeting-January 27th at the (UVHBA) Utah Valley Home Builders Association Building in Vineyard Utah</p>	
	Meeting Adjourned: 7:23 pm	

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	-450
Baxter, Brent						
Bearnson, Steven			\$ 580.00	\$ 580.00	\$ 50.00	
Colledge, Joe					\$ 16.00	
Derkatz Holdings			\$ 580.00	\$ 580.00	\$ 50.00	
Johnson, Michael					\$ 50.00	
Kehl, Mark	\$ 75.00	\$ 75.00	\$ 100.00			-580
Nanto, Joseph						
Nord, Darren			\$ 580.00	\$ 580.00	\$ 50.00	
Simonsen, Matthew & Malerie					\$ 50.00	
Swanson, Shane					\$ 100.00	
Warrick, Carroll			\$ 580.00	\$ 580.00	\$ 50.00	
Webb, Nick & Mairiam	\$ 241.00	\$ 630.00	\$ 3,000.00	\$ 848.00	\$	
	\$ 555.00					

Total
\$ 5,274.00

Checking Account Balance \$ 36,871.08
 Reserve Account Balance \$ 39,065.98

Sep-21

Revenue	Average 2012-19	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Actual
HOA Dues					\$ 73,660	\$ 71,273.00
Collections-Past Due Accounts					\$ 3,000	\$ 4,994.00
Leasing Water Shares					\$ 2,500	\$ 2,554.50
Other-Impact Fees, Interest					\$ 4,000	\$ 8,750.00
Total Revenue	\$ 67,064	\$ 93,735	\$ 65,765	\$ 72,065	\$ 83,160	\$ 87,571.50
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,420	\$ 6,920	\$ 7,119	\$ 6,780	\$ 7,000	\$ 4,815.00
Water Shares	\$ 1,000	\$ 1,332	\$ 1,097	\$ 1,350	\$ 1,250	\$ 1,286.26
Water System Maintenance	\$ 5,908	\$ 24,775	\$ 745	\$ 4,000	\$ 1,500	\$ 2,360.00
Power	\$ 4,726	\$ 5,952	\$ 4,144	\$ 4,500	\$ 4,500	\$ 3,566.56
	\$ 14,054	\$ 38,978	\$ 13,105	\$ 16,630	\$ 14,250	\$ 12,027.82
ROADS						
Dust Control	\$ 7,302	\$ 10,702	\$ 10,643	\$ 10,500	\$ 10,750	\$ 10,617.22
Road Maintenance	\$ 7,276	\$ 3,620	\$ 5,904	\$ 6,500	\$ 6,500	\$ 14,208.05
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	\$ 33,513.27
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	\$ 1,161.73
Annual Mtg/Mbr Service	\$ 130	\$ 30	\$ 20	\$ 100	\$ 100	
Website Management	\$ 35	\$ -	\$ 130	\$ 100	\$ 175	\$ 53.12
	\$ 10,758	\$ 10,555	\$ 11,197	\$ 12,150	\$ 14,475	\$ 10,714.85
GATES/SECURITY						
Gates - Maintenance	\$ 1,576	\$ 30	\$ 1,820	\$ 700	\$ 500	\$ 488.83
Gates - Comms & Controls	\$ 507	\$ 1,252	\$ 1,175	\$ 900	\$ 1,250	\$ 797.77
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500	
	\$ 2,488	\$ 1,282	\$ 2,995	\$ 3,100	\$ 3,250	\$ 1,286.60
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	\$ 967.16
Postage	\$ 235	\$ 205	\$ 179	\$ 250	\$ 250	\$ 220.00
Property Tax	\$ 644	\$ 666	\$ 220	\$ 350	\$ 250	
	\$ 2,141	\$ 1,948	\$ 1,751	\$ 2,275	\$ 2,700	\$ 2,177.16
Total Expenses	\$ 59,169	\$ 114,915	\$ 67,041	\$ 71,155	\$ 72,925	\$ 59,720
Contribution to Reserve Fund					\$ 9,794	\$ 9,794
Net Income (loss)	\$ 7,895	\$ (21,180)	\$ (1,276)	\$ 910	\$ 441	\$ 18,058