

Aspen Cove HOA Board Meeting Agenda
 Friday September 17, 2021 6:30 pm
 Jared Edward's Cabin

Welcome:	Dan																									
Roll Call: Bob Conner, Jared Edwards, Dan Allen, Bonnie Seastrand, Bob Ballantyne, Curtis Steele																										
Vote was taken to appoint Curtis to serve as a member of the board so that we could have a quorum. Everyone agreed to this for tonight only.																										
Secretary: Approve minutes for August 2021 Motion to approve by Jared Edwards 2 nd motion by Curtis Steele All were in favor to approve the August minutes.	Bonnie																									
Treasurer: Financial Report- Checking \$36,731.19 Reserve account \$39,065.08 Total \$75,796.27 There are still several lots that still have some outstanding balances. Net income \$19,000.00 Bills to approve- <table border="1" data-bbox="235 1102 1242 1333" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Date</th> <th style="text-align: left;">Vendor</th> <th style="text-align: left;">Invoice #</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Comments</th> </tr> </thead> <tbody> <tr> <td>1-Sep</td> <td>Southeastern Utah Health Dept</td> <td>2110</td> <td>\$ 15.00</td> <td>Water test</td> </tr> <tr> <td>28-Jul</td> <td>Bonnie Seastrand</td> <td></td> <td>\$ 706.78</td> <td>Computer</td> </tr> <tr> <td>8-Sep</td> <td>Waste and Water Logistics</td> <td>121258</td> <td>\$ 70.00</td> <td>Toilet Service</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: right;">\$ 791.78</td> <td></td> </tr> </tbody> </table> Motion to approve the financial report by Bob. Jared Edwards made a 2 nd motion to approve. All were in favor to approve the All in favor to approve	Date	Vendor	Invoice #	Amount	Comments	1-Sep	Southeastern Utah Health Dept	2110	\$ 15.00	Water test	28-Jul	Bonnie Seastrand		\$ 706.78	Computer	8-Sep	Waste and Water Logistics	121258	\$ 70.00	Toilet Service				\$ 791.78		Curtis/Dan
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Weed Control: If the weeds are not done, there will be a fine assessed to your lot.	Allen																									
Security & Website: Change gate code-we will wait until the first of the year to make the change. Status on cameras at the front & back gates- Bob's camera guy will be sending some information regarding an electric gate and doing some solar system for the camera. There will also be something from Scott Jarrett's friend/person that does the front gate.	Bob C																									
Architectural Committee: Updates-	Bob B																									

<p>Caldwell's lot 13 are building a horse corral...Bob B called and talked to them and there was conversation with them to stop and not do anymore until they have submitted plans that the architectural committee can approve.</p> <p>Heath Pulham sent some plans and Bob will send them to the rest of the committee for approval.</p> <p>Preston Robertson also sent some plans to for approval.</p> <p>Bob B will have a list of the cabins that are being built for the next meeting.</p>	
<p>Tax Committee: Referendum will be rewritten in January/February.</p>	Bob B
<p>Common Area: Back gate-possible replacement with electric gate (Scott J) Scott called Dan and will get some information to Dan about the back electric gate. Water system needs to be blown out, Hidle will be asked to by Jared to blow out the lines. 3-4 trees were replaced. Jared will make the call to him.</p>	Jared/Scott J
<p>Water System: Bob D called Dan from the emergency room, he was not able to be here tonight. Water system has had to be manually operated for about a month or more. Christian Tabone and an engineer are working on repairs and a long-term solution to help with this problem. Maybe a lightning rod. This is still a process, it is taking a long time to figure something out.</p>	Bob D
<p>New Business: Other Issues-none.</p>	Dan
<p>October meeting-October 15 Scott Jarrett Cabin November 19 meeting- Allen Rowe, Jared suggested your cabin and that we would like steak and lobster!!!</p>	
<p>Meeting adjourned: 8:15 pm</p>	
<p>Obuchons lot have sold to Richard Anderton, Curtis has information for me as well.</p>	

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	\$						
Baxter, Brent	\$ 555.00	\$	166.00	\$ 555.00	\$ 580.00	\$ 382.00	-450
Bearrson, Steven					\$ 580.00	\$ 50.00	
Colledge, Joe					\$ 580.00	\$ 16.00	
Derkatz Holdings					\$ 580.00	\$ 50.00	
Johnson, Michael					\$ 580.00	\$ 50.00	
Kehl, Mark		\$	75.00	\$ 75.00	\$ 100.00		
Nanto, Joseph							
Nord, Darren					\$ 580.00	\$ 50.00	
Simonsen, Matthew & Malerie					\$ 580.00	\$ 100.00	
Swanson, Shane					\$ 580.00	\$ 50.00	
Warrick, Carroll					\$ 580.00	\$ 50.00	
Webb, Nick & Mairiam	\$ 555.00	\$ 241.00	\$ 630.00	\$ 3,000.00	\$ 848.00	\$	
Total							\$ 5,274.00

Checking Account Balance \$ 36,731.19
 Reserve Account Balance \$ 39,065.08

Sep-21

	Average 2012-19	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Actual
Revenue						
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	\$ 8,500.00
Total Revenue	\$ 67,064	\$ 93,735	\$ 65,765	\$ 72,065	\$ 83,160	\$ 87,321.50
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,420	\$ 6,920	\$ 7,119	\$ 6,780	\$ 7,000	\$ 4,250.00
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	\$ 11,462.82
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	\$ 1,091.73
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	\$ 10,644.85
GATES/SECURITY						
Gates - Maintenance	\$ 1,576	\$ 30	\$ 1,820	\$ 700	\$ 500	\$ 488.83
Gates - Comms & Controls	\$ 507	\$ 1,252	\$ 1,175	\$ 900	\$ 1,250	\$ 724.44
Security	\$ 405	\$ -	\$ -	\$ 1,500	\$ 1,500	
	\$ 2,488	\$ 1,282	\$ 2,995	\$ 3,100	\$ 3,250	\$ 1,213.27
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	\$ 260.38
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	\$ 1,470.38
Total Expenses	\$ 59,169	\$ 114,915	\$ 67,041	\$ 71,155	\$ 72,925	\$ 58,305
Contribution to Reserve Fund					\$ 9,794	\$ 9,794
Net Income (loss)	\$ 7,895	\$ (21,180)	\$ (1,276)	\$ 910	\$ 441	\$ 19,223