

Aspen Cove @ Scofield HOA Board Meeting

Friday September 23, 2022 6:30 pm Allen Rowe Cabin

Corrected 1/18/2023

	Welcome	
	Roll Call: Dan Allen, Jared Edwards, Scott Jarrett, Bob Conner, Bob Dal Ponte, Curtis Steele, Bonnie Seastrand Allen Rowe,	
	<p>Secretary: May Board Meeting: Approved 9/23/2022 June- Board Meeting: Approved 9/23/2022 June Member Work Meeting: Approved 9/23/2022 August Board Meeting: Approved 9/23/2022 Motion to approve the above minutes by a Bob Dal Ponte, 2nd by Bob C, everyone that was in attendance was in favor to approve the above minutes.</p>	
	<p>Treasurer report: Checking Acct:30, 005.98 Reserve Acct: 22235.85 Motion by Allen Rowe, 2nd motion by Scott Jarrett all in favor to approve the financial report.</p> <p>Received \$1000.00 from the sale of the trailer.</p> <p>Bills to approve to pay: Motion to pay bills by Bob C and Bob D all in favor to approve the bills to be paid.</p>	
	<p>November gate code change: SODA 7632 effective 11/1/2022 Will be announced in the October newsletter.</p>	
	<p>Architectural committee: No new business.</p>	
	<p>Water System update: Water system repairs have been expensive; We now have a much better system. Kee engineering and CT Electric have confirmed that the new system had been installed and is functioning normally. The new control is from Precision Electronics out of Massachusetts. It is small but more robust than the old one. Suggested to buy a back-up. There is a surge protector on both ends of the system.</p> <p>We still have a few problems though: If the 10 hp pump is turned on it leaks, this has been blue staked and should be fixed soon. All summer the 5 hp pump has been the only one that we have been using. The 5 hp pump has been acting strange. It is drawing a lot of amps and could possibly need to be replaced.</p>	

	<p>Regulatory water matters: The state changed our designation to be similar to municipal water systems like most cities in Utah. This designation requires us to submit an annual report called CCR (Consumer Confidence Report). Since we had not submitted the report, we were assessed a few points on a compliance score. Dan submitted the report and the points were removed. This report must now be submitted each year. This week we were required to do a sanitary survey, which is an EPA requirement. James did this and needed some information. Dan found what he needed and signed the form. Mark Page is working on a "Sight Protection Plan" that is about 200 pages long and it is about a site security and where it is located with one area of concern (bathroom at the camp ground). One of the water rights is do for proof or extension and it is due at the end of the month, this needs to be extended because we are not ready yet.</p>	
	<p>Weeds & Front Gate: Neil White has volunteered as a special assignment to take care of the water system at the front entrance. Weeds are there, tree has fallen over and is requiring some attention.</p>	
	<p>Compliance issues: Lot 67 and lot 34 still show evidence of daily rental. They have been informed that that the fine for rental will be \$500.00 per day for any rental that the board is made aware of. Most of the trailers have been moved, there is still one that has not been removed.</p>	
	<p>Common area: Pickleball court has a lot of rock, there are a lot of weeds; Curtis and Allen suggested a means of mitigating the problem by some sort of barrier at the entrance to the court. This will be addressed in the newsletter and it is not the boards job to take care of everything. some signage needs to be put inside the tennis court. Suggested to possibly have a property manager. Suggested to Start talking about raising the dues.</p>	
	<p>The traffic from the front to back gate has changed a lot since we have begun changing the gate code quarterly.</p>	
	<p>October Newsletter: With the announcement of the November Code for the newsletter was suggested to send the newsletter out earlier in the month. Some new signage needs to added to the front entrance.</p>	
	<p>Other business:</p>	
	<p>Next meetings: October 21-no meeting everyone will be out of town. November 18-Jared Edwards.</p>	

Meeting adjourned 8:10 p.m.

8/12/2022

Checking Account Balance \$ 30,005.98
 Reserve Accounty Balance \$ 22,235.85

	Average 2012-20	2020 Actual	2021 Actual	2021 Budget	2022 Budget	2022 Actual
Revenue						
HOA Dues			\$ 71,273	\$ 73,660	\$ 67,360	\$ 65,320.00
Collections-Past Due Accounts			\$ 5,624	\$ 3,000	\$ 3,000	\$ 1,535.00
Leasing Water Shares			\$ 2,555	\$ 2,500	\$ 2,500	
Other-Impact Fees, Interest,Late Fees			\$ 9,500	\$ 4,000	\$ 5,000	\$ 7,070.00
Total Revenue	\$ 66,919	\$ 65,765	\$ 88,952	\$ 83,160	\$ 77,860	\$ 73,925.00
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,942	\$ 7,119	\$ 6,480	\$ 7,000	\$ 6,800	\$ 5,353.15
Water Shares	\$ 1,011	\$ 1,097	\$ 1,286	\$ 1,250	\$ 1,300	
Water System Maintenance	\$ 5,334	\$ 745	\$ 3,811	\$ 1,500	\$ 1,500	\$ 202.25
Power	\$ 4,662	\$ 4,144	\$ 4,889	\$ 4,500	\$ 4,750	\$ 3,936.47
	\$ 13,949	\$ 13,105	\$ 16,467	\$ 14,250	\$ 14,350	\$ 9,491.87
ROADS						
Dust Control	\$ 7,673	\$ 10,643	\$ 10,617	\$ 10,750	\$ 10,750	\$ 13,173.87
Road Maintenance	\$ 7,123	\$ 5,904	\$ 14,988	\$ 6,500	\$ 7,000	\$ 3,577.50
Snow Removal	\$ 15,850	\$ 21,447	\$ 9,188	\$ 21,000	\$ 20,000	\$ 25,596.50
	\$ 30,646	\$ 37,993	\$ 34,793	\$ 38,250	\$ 37,750	\$ 29,174.00
MEMBER SERVICES						
State Park Passes	\$ 9,343	\$ 9,375	\$ 9,500	\$ 12,700	\$ 8,450	\$ 7,075.00
Common Area Maintenance	\$ 1,302	\$ 1,672	\$ 1,713	\$ 1,500	\$ 1,500	\$ 582.94
Annual Mtg/Mbr Service	\$ 117	\$ 20		\$ 100	\$ 100	
Website Management	\$ 45	\$ 130	\$ 53	\$ 175	\$ 150	
	\$ 10,807	\$ 11,197	\$ 11,266	\$ 14,475	\$ 10,200	\$ 7,657.94
GATES/SECURITY						
Gates - Maintenance	\$ 1,603	\$ 1,820	\$ 562	\$ 500	\$ 500	\$ 878.21
Gates - Comms & Controls	\$ 581	\$ 1,175	\$ 943	\$ 1,250	\$ 1,000	\$ 922.69
Security	\$ 360	\$ -		\$ 1,500	\$ 1,500	\$ 2,163.38
	\$ 2,544	\$ 2,995	\$ 1,505	\$ 3,250	\$ 3,000	\$ 3,964.28
ADMINISTRATIVE/GENERAL						
Corporate Dues	\$ 88	\$ 334	\$ 10	\$ 350	\$ 10	
Liability Insurance	\$ 688	\$ 845	\$ 980	\$ 850	\$ 980	\$ 1,005.00
Office Supplies	\$ 497	\$ 173	\$ 1,010	\$ 1,000	\$ 200	\$ 145.15
Postage	\$ 229	\$ 179	\$ 220	\$ 250	\$ 250	\$ 58.00
Donation / Fireworks						\$ 500.00
Property Tax	\$ 597	\$ 220	\$ 247	\$ 250	\$ 250	
	\$ 2,098	\$ 1,751	\$ 2,466	\$ 2,700	\$ 1,690	\$ 1,708.15
Total Expenses	\$ 60,044	\$ 67,041	\$ 66,497	\$ 72,925	\$ 66,990	\$ 51,996.24
Contribution to Reserve Fund			\$ 9,794	\$ 9,794	\$ 10,366	
Net Income (loss)	\$ 6,876	\$ (1,276)	\$ 12,660	\$ 441	\$ 504	\$ 21,928.76

BALANCE OUTSTANDING ON LOTS IN ASPEN COVE 8-14-22

	2019 Assessment	2019 Special Assessment	2020 Annual Assessment	2021 Annual Assessment	2022 Annual Assessment	Late Fees	Weed Fines
Baadsgard, Jed					(25.00)		
Baker, Jed	\$ 555.00		\$ 580.00		\$ 555.00		407.00
Baxter, Brent		166.00			(345.00)		
Bearnson, Steven					580.00		
Cartwright, Keith					(25.00)		
Clark, Michael					580.00		
Durfey, Jason							50.00
Seth Gibson					(50.00)		
Harding, Scott					5.00		
Hedrick, Richard					(25.00)		
Horan, Michael					(125.00)		
Johnson, Michael					580.00		100.00
Miller, Terry					(45.00)		
Nanto, Joseph					(50.00)		
Nord, Darren				\$ 580.00	555.00		75.00
Page, Mark					(50.00)		
Seastrand, Rick					(50.00)		
Simonsen, Matthew & Malerie							100.00
Webb, Nick & Mairiam	\$ 555.00	166.00	\$ 1,160.00	\$ 555.00	(25.00)		
					2,040.00		732.00
							0

Total
\$ 5,208.00