

Aspen Cove HOA Board Meeting Minutes

Friday August 18, 2023, 6:30 PM, Steele Cabin

	<p>Roll Call: Bob Dal Ponte, Bob Conner, Curtis Steele, Dan Allen, Scott Jarrett, Jared Edwards, Bonnie Seastrand, Neil & Nicole White</p>	
	<p>Secretary: Minutes to approve: April 2023 board meeting minutes June 2023 board meeting minutes June 2023 summer member work/meeting There was a motion to approve the above minutes by Scott Jarrett, 2nd by Bob Dal Ponte. All were in favor of approving the April board meeting, the June board meeting and the June member work/meeting.</p>	<p>Bonnie</p>
	<p>Treasurer Report: Financial report reviewed.</p> <p>The collection agency went to the address for Lot 5 was undeliverable, that the house was vacant. But they did find him somewhere, they took him to court and collected \$400 and sent the board treasurer \$200.</p> <p>A \$250.00 assessment was sent out, they are coming in slowly.</p> <p>Reviewed the outstanding balance report. Bank statement balance: \$15,049.07 Reserve account balance: \$23,107.07</p> <p>Curtis will be correcting the line on gate communication and controls item on the financial report.</p> <p>Bills to approve to pay: 1-Aug. Southeastern Utah Health Dept. Inv. 2049 \$30.00 monthly water test 2-Aug. Curtis Steele \$132.00 stamps 10-Aug. Waste & Water Logistics Inv. 175344 \$70.00 Toilet Service 30-Aug. Rural Water Association Inv. 17493 \$350.00 Annual Membership Total Invoices \$582.00</p> <p>A motion by Bob Dal Ponte, 2nd by Jared Edwards. All were in favor of approving to pay these bills, as amended.</p>	
	<p>Front & Back Gate: The back gate...has not been moved and will probably not be done this year. Eventually the back gate might be moved to the north just about 100</p>	

	<p>yards as an interim step before moving it to its final position on the Aspen Cove west boundary just past Skyline Drive Circle.</p> <p>Items discussed. Power will be an interesting problem...possibly there might need to be a new transformer installed due to a conversation with James and Rocky Mountain Power. There could be power at the gate when the Brown project gets close to being done.</p> <p>Centra Com- wanted a permanent code. Bob said that they did not have a code. Centra Com gave Dan a code that they wanted. Bob will add that to the list.</p>	
	<p>Association Dues: Discuss need for additional assessment and discussion on raising the annual fees. Annual dues are \$480.00. It was suggested to raise the annual dues to \$850.00 plus the state park pass of your choice, while adding to the reserve account. Suggested to pitch this at the January 2024 annual meeting.</p>	
	<p>Weeds: All the weeds by the front gate have been treated. Nicole bought a few things that will be reimbursed next month. Dan also pulled some weeds at the island at the front gate. The bottom of Skyline Drive Circle is bad.</p>	Nicole
	<p>Jared's list-</p>	
	<p>Concerns: *Fireworks... Millers lot 18. Have Jared reach out to Allen to see if he contacted the lot owners. There will be a fine sent in the amount of \$1000.00.</p> <p>Shooting...There were complaints that someone was shooting guns.</p> <p>If anyone sees any new construction, please let Jared know so that he can get a hold of the lot owners. There is a lot that is building a garage, that has not been approved or any impact fee paid. Jared got in contact with them. Averett/Gordon cabin was approved in 2022 and they have begun construction. Jared will send Bob a list of the construction sites to make sure the approved plans are in Dropbox.</p> <p>There are a lot of people trespassing on other lot owners' property.</p>	

	<p>Other items:</p> <p>*Directory: The directory has been a topic of discussion. There are several people asking for a copy of all the lot owners. It was decided not to give this out. Information for the board can be found on the website. It was suggested to take it to the lot owners at the member meeting to see if they are interested in having their information available to everyone. The final answer is NO to the directory.</p> <p>*Audit: There was a discussion on whether to have an audit. Conclusion: no.</p> <p>*Stuck trailer: A question was asked...Was a bill sent to the people that had the struck trailer, Curtis said that he sent an invoice but has not received payment.</p> <p>*Trailers: Get a list of those that have trailers on their property. Full-time residents might have a different view on items on their property.</p> <p>*Rental: There are a couple of cabins that have been renting their cabin.</p>	
	September Board meeting: Seastrand Cabin @ 6:30 pm	
	Meeting adjourned: 8:40 pm	