

Aspen Cove at Scofield HOA Board Meeting

August 16, 2024, 6:30 P.M. Jared Edwards Cabin

	<p>Attendance: Allen Rowe, Scott Jarrett, Jared Edwards, Bob Fairbanks, Kris Poulson, Scott Harding, Neil White, Bob Conner, Lee & Crystal Edwards, Bonnie Seastrand, Todd & Tiffany Jones. **Called Kara Ragsdale, she did not answer.</p>
	<p>Treasurer:</p> <p>Checking \$70,571.95 Reserve Account \$77,680.42 Dues collected \$69,000 out of \$73,000.00</p> <p>There was a question regarding the past due collections, on the HOA dues total of \$4900 that is still owing, is this considered past due at this point? Yes, and CS has sent out a letter to all of those that have an outstanding balance.</p> <p>Past Due collections, include HOA dues, assessments, and late charges. Included are lot 5 and lot 55. These lot owners have been sent to collection. Lot 5 is paying through the collection company.</p> <p>Over in road maintenance Over in snow removal and this does not include November or December. Possible special assessment for snow removal.</p> <p>Also, over in the snow removal budget and we still have November and December 2024 that needs to be included. Possible at the January meeting, there will need to be an additional assessment for the snow removal.</p> <p>Motion to approve budget as is 8/16/2024 by AR, 2nd by SJ, there was a concern about the budget, it was suggested to table this until we could get the discrepancy figured out. It was also brought up that once it was motioned then there needs to be a motion to reject the budget as written. Motion to amend the previous motion by AR and 2nd by SJ, everyone was in favor to amend to what changes and concerns are.</p> <p>August 2024 Bills to approve to pay: 6/22/2024 Waste & Water Logistics \$70.00 Debit Toilet Service 6/27/2024 MK Erkkila \$200.00 Debit Flush Water 7/13/2024 Southeastern Utah Health \$30.00 CK 1088 Water Sample</p>

	<p>8/6/2024 Southeastern Utah Health 430.00 CK 1089 Water Sample 8/9/2024 Waste & Water Logistics \$210.00 Debit toilet Service 3 Months Bills total \$540.00</p> <p>Motion to approve these paid invoices by SH, 2nd by BC, all in favor to approve these paid invoices.</p> <p>Aspen Cove received a bill from Rural Water Association in the amount of \$361.00 for membership voting dues. JE called them and asked what this was for, they told him that it was to be a member of the board and then JE asked what do you get. We have talked about this in the past and it is not being paid. JE is not going to pay. JE tore up the bill.</p> <p>The president was asked to pay with a check to I got Poop. The gal at I Got Poop said that we could pay either 6 months or 1 year. The president asked permission to pay in advance, this bill will be paid by writing the check locked in at \$70.00 month and will be paying for the year.</p>
	<p>The HOA Association received a letter regarding lot 55, that was not read to the board, regarding unpaid charges to contractors and because they have an outstanding balance it is suggested to turn off their water whether by filling it with the pipe in with sand, or whether we glue it and then charge a fee for a connection fee at what James would change to reconnect it.</p> <p>It was suggested to send both lots owners that have a negative balance another notice and state that the water will be turned off.</p> <p>CP called the county treasurer and asked if this could be added to the tax bill for these lots. They would allow municipalities to do that but not HOA's.</p>
	<p>JE still needs to meet with the park ranger, they have talked several times. Everyone is doing well; the park ranger staff likes the stickers. They have only had 2 or 3 people blow through the rangers' gate. There are a couple of lot owners that will not comply and JE has asked the ranger to get a description of the vehicles and plate number and we'll try and help.</p>
	<p>Secretary: Notion to approve April, May, June board meeting and June member meeting minutes by BC and 2nd by AR. All were in favor to approve the minutes a written.</p>
	<p>Gates: The gate code was changed, But, because we were late there was not a notice put up at the display case, in the future there needs to be a note put up at the display case with information stating that the gate code has changed.</p>

Locks for the back gate is a problem! They are being destroyed at a high rate. Suggested to put the electric gate in. The person over security was asked someone to get him a bid for a gate.

Security:

Centracomm, tower, is there a way to put a camera on the tower. The guy said that he would install it for free. He will work a deal with him and possible other cameras.

Suggested to have a gate that slides sideways, not up and down.

The person over security will delete the old gate code.

There should never be a contractor that needs to go through the back gate, it was suggested that there be a different gate code at the back gate.

Trespassing issues:

A lot owner said that he chased down a construction work from Aspen Creek, that went through the back gate. He was angry that they are doing this. It was suggested to have the contractors pay \$1000.00 fee to drive on our roads or blast the contractors are doing the work in the other subdivision.

Water:

NW is looking for a couple of bids for the pump station by the water tower, she has reached out to a couple of people. 1 quote is \$32,000.00 and suspecting that other quotes will be close to the same. This same quote last year was \$20,000.00 and we did not take care of the problem then. This should have been fixed a long time ago...we need a well company not a plumber.

DA submitted paperwork to the state a while ago, the state has responded to the HOA Board. The state needs more information. Both NW and NW read thru what additional information was needed and it looks like when the board sent in the initial response, there is something called Potential Contamination Sources and this was not included in the original information that was sent. There has to be some mapping of lots, reports dates of new builds that are on septic tanks and give the state this information. CP will help get the information that is needed to too NW.

James dug up a pipe on lot 140, he did not back fill the hole and the pressure blew the pipe off and JE got a phone call from a lot owner saying that there was not water. JE called James and James said that he would take a look first thing in the morning. James did not charge the HOA for this fix.

Roads:

Dust control...every other year? Is that something that possible? The association does not know really how long the application will last. It was put to a vote...all agreed not to do dust control in 2025 but for dust control to be done every other

	<p>year. We will skip dust control this year in 2025. Next year in 2026 there will be road maintenance and road dust control but still budget the funds into the budget.</p>
	<p>Common area: This will be taken down at the 1st snow. Do not stack the tables. Net is still okay to use.</p>
	<p>Architectural Committee: Fine letters are being sent to those doing construction, port o potty issues for several lots, lot 140 will be building next year (2025). Lot 60 garage issue...he submitted brown, and it was approved brown. But painted Green and JE gave him 2 years to change the color to brown or he would pay a fine. This was added to drop box. Reminder to send plans to BC for items to be put into drop box.</p>
	<p>Newsletter: It was a good newsletter! Lots of calls were from lot owners. The front gate sign needs an update. New lock will be needed and some updates done to it!</p>
	<p>Weeds: Send another notice. Board member have the right to be on other lots.</p>
	<p>Fire: The Jones' lot put out a fire on a lot by theirs. They did not put the fire out the right way. The fire had been smoldering for a couple of weeks about 3 weeks. Should there be a fine? OUT is OUT. Should there be a fine...possibly \$500.00 or even \$250.00. A fine will be assessed to this lot.</p>
	<p>Bow and Arrow issue: Cross bow arrow went into the wall of another cabin, the lot owner who shot the arrow was aware of this happening and will be taken care of by the people that shot the arrow.</p>
	<p>Taxes: Common are exempted this year. But that is not the same for this year. There is someone the KP knows that will make changes too. Some of the roads are not recorded and some of the roads will be exempted. There are 2 lots on the west side that are part of the original property, they are in the owner's name. Kevin (who works at the tax department) will take care of these as well. The developer wants us</p>

	<p>to pay taxes on these pieces, but they are not in the Aspen Cove HOA and in his way. Owner will not release the property until he is done developing. The board received a \$10,000.00 fee for lots that are still in the HOA name</p> <p>Suggested to charge \$50.00 if you do not attend the summer meeting. Maybe \$100.00 should be and voted on at the January meeting or have a representative from each lot in attendance at the summer work/member meeting. Please plan on having someone attend this meeting, there needs to be a sign in sheet.</p>
	<p>Suggested to acquire a lot and build an enclosed building with restrooms.</p>
	<p>Next Meeting: September 20-Jones cabin lot 76 October 11-Conner cabin lot 30 January Member Meeting: in Draper at new address.</p>
	<p>Meeting adjourned: 9:00</p>

8/11/24

Checking Account \$ 70,571.95
 Reserve Account \$ 77,680.42

Revenue	Average	2022	2023	2023	2024	2024
	2012-21	Actual	Budget	Actual	Budget	Actual
HOA Dues		\$ 66,010	\$ 72,450	\$ 69,180.00	\$ 73,980.00	\$ 69,050.00
Collections-Past Due Accounts		\$ 2,115	\$ 2,000	\$ 1,612.00	\$ 9,350.00	\$ 6,053.00
Special Assessment			\$ 70,850	\$ 62,724.00		\$ 3,885.00
Other-Impact Fees, Interest		\$ 7,420	\$ 4,000	\$ 1,955.00		\$ 5,411.00
Total Revenue	\$ 69,123	\$ 75,545	\$ 149,300	\$ 135,471.00	\$ 83,330.00	\$ 84,399.00
Reserve Account Assessment						\$ 1,500.00
Expenses						
WATER SYSTEM						
Water System Management	\$ 3,296	\$ 8,360	\$ 7,000	\$ 8,105.00	\$ 7,000.00	\$ 5,200.00
Water System Maintenance	\$ 5,182	\$ 2,025	\$ 1,000	\$ 540.00	\$ 1,000.00	\$ 450.00
Power	\$ 4,684	\$ 4,779	\$ 5,000	\$ 5,093.77	\$ 5,000.00	\$ 3,829.83
	\$ 14,200	\$ 15,164	\$ 13,000	\$ 13,738.77	\$ 13,000.00	\$ 9,479.83
ROADS						
Dust Control	\$ 7,967	\$ 13,174	\$ 12,000	\$ 13,928.99	\$ 14,000.00	
Road Maintenance	\$ 7,910	\$ 3,578	\$ 6,000	\$ 6,685.00	\$ 7,000.00	\$ 11,025.00
Snow Removal	\$ 15,184	\$ 26,793	\$ 20,000	\$ 54,927.19	\$ 20,000.00	\$ 29,905.00
	\$ 31,061	\$ 43,544	\$ 38,000	\$ 75,541.18	\$ 41,000.00	\$ 40,930.00
MEMBER SERVICES						
State Park Passes	\$ 9,358	\$ 7,075	\$ 11,450	\$ 11,390.00	\$ 11,580.00	\$ 11,580.00
Common Area Maintenance	\$ 1,343	\$ 1,090	\$ 1,500	\$ 2,074.71	\$ 1,500.00	\$ 350.00
Annual Mtg/Mbr Service	\$ 106	\$ 523	\$ 600	\$ 500.00	\$ 500.00	
Website Management	\$ 46	\$ 130	\$ 150			\$ 255.48
	\$ 10,853	\$ 8,818	\$ 13,700	\$ 13,964.71	\$ 13,580.00	\$ 12,185.48
GATES/SECURITY						
Gates - Maintenance	\$ 1,499	\$ 896	\$ 500	\$ 956.14	\$ 1,500.00	
Gates - Comms & Controls	\$ 617	\$ 939	\$ 1,000	\$ 933.03	\$ 1,000.00	\$ 518.36
Security	\$ 324	\$ 2,163	\$ 1,500			
	\$ 2,440	\$ 3,999	\$ 3,000	\$ 1,889.17	\$ 2,500.00	\$ 518.36
ADMINISTRATIVE/GENERAL						
Corporate Dues	\$ 80		\$ 10	\$ 10.00	\$ 10.00	
Liability Insurance	\$ 717	\$ 1,005	\$ 1,000	\$ 1,088.00	\$ 1,100.00	\$ 1,073.00
Office Supplies	\$ 548	\$ 145	\$ 150	\$ 415.80	\$ 300.00	
Postage	\$ 228	\$ 174	\$ 200	\$ 132.00	\$ 200.00	\$ 204.00
Property Tax	\$ 562	\$ 262	\$ 250	\$ 442.43	\$ 5,000.00	
	\$ 2,134	\$ 1,586	\$ 1,610	\$ 2,088.23	\$ 6,610.00	\$ 1,277.00
Total Expenses	\$ 60,689	\$ 73,111	\$ 69,310	\$ 107,222.06	\$ 76,690.00	\$ 64,390.67
Contribution to Reserve Fund		\$ 10,366	\$ 14,122	\$ 14,122.00	\$ 65,000.00	\$ 60,850.00
Net Income (loss)		\$ (7,932)	\$ 65,868	\$ 28,248.94	\$ 6,640.00	\$ 20,008.33

NAME	LOT#	CONTACT INFORMATION	OUTSTANDING BALANCE	HOA 2023	HOA 2024	Special Assessment 2	Special Assessment	Special Assessment	INTEREST	TOTAL
Baker, Jed	5	801-367-3388	\$ 4,341.25							
DeFriez, Allen	61	801-898-2125					\$ 250.00	\$ 27.00		\$ 277.00
Johnson, Michael	114	801-491-8076	\$ 177.00		\$ 605.00		\$ 500.00	\$ 50.00		\$ 1,332.00
Leaver, Kelsey	131	801-419-6713			\$ 605.00		\$ 500.00	\$ 22.00		\$ 1,127.00
Simonsen, Matthew	55	<u>435-201-0002</u>		\$ 555.00	\$ 555.00		\$ 250.00	\$ 486.00		\$ 2,346.00
Cartwright, Keith	89	435-850-9358					\$ 105.00			\$ 105.00
DalPonte, Bob	19	435-650-4411					\$ 490.00			\$ 490.00
Hoopes, Tim	132	310-539-9264					\$ 500.00			\$ 500.00
Parcell, Kenny	139	801-636-0222					\$ 450.00			\$ 450.00
Robinson, Jerry	28	801-785-4038					\$ 500.00			\$ 500.00
Snow, Lynn	141	801-680-4274					\$ 500.00			\$ 500.00
Ward, John	15	435-448-6455	\$ 15.00							\$ 15.00
Webb, Nick	118	385-208-0063					\$ 455.00			\$ 455.00
TOTALS			\$ 192.00	\$ 555.00	\$ 1,765.00	\$ -	\$ 250.00	\$ 4,750.00	\$ 585.00	\$ 8,097.00