

Aspen Cove Board Meeting

Date August 14, 2010-08-14

Present: Clay Frandsen, Andrea Brady, Kathy & Bob Fairbanks, Randy and Raneal Webster, Evan and Nan Theobald, Mensell Stratton, Wes Marx, Marshall Meir

Topic: Rear Gate. New one is in, but new gate's bolts have been bent by someone riding it. ATV gate is better. New Code 1207

Topic: 4 Wheelers kids still going too fast.

Commons area: Tennis court found bid to get it resurfaced. August 21 People need to stay off for two weeks. Gates will be locked. Email needs to be sent out – Nan will do it. Shed is going to be lifted and foundation stabilized. Doors are done.

Topic: Varments – Wood Cucks and Wood Rats are burrowing under Marx cabin

Topic: Lintons's lot is 99% cleaned up. We are worried that that Mike U. won't get paid. He is holding two propane tanks (full) hostage. Hole is not filled. State law won't require it. There is liability for Lintons for safety.

Topic: Water survey is completed. Difficult but done. Coming up.....We need to put in fire prevention system better than what we have. "We are not legal." State has record that we don't have fire protection here. Cabins aren't protected. Royce Kruger offered to go to meeting in Price.....Good things are coming from that. Carbon wants to put in Fire state and police in the Overflow camp ground. Carbon County is not in compliance. This could be good. Make ATV and Cross Country trail around that back 'north' of property. Nelson's own it. Jared Brown boards it.

Topic: Boy Scouts are being threatened about road around lake by Wayne Frandsen/Duane. Boy Scouts don't know what they have as far as property and right of way to build road. They were told as long as Boy Scouts maintain is as scout camp it wouldn't happen. Want to put road through camp along shore and to the back west of our property. Clay suggests wet lands and environmental study be done. Some Aspen Cove members were promised boat dock and access to lake. Bob Fairbanks says that if it has been used for 20 years or more we can't lose our right away.

Topic: Road between boat dock and gate is being fixed. Clay called Floyd Powell, Park Ranger Assistant, clean gutter and put top layer of road base and asked the camp people to participate. Clay isn't sure of cost. Floyd offered \$500... Floyd will work with his supervisors and he will work with them for help \$ with access to the overflow. Culvert will be fixed. So far 10 loads @ \$350 has been hauled in.

Topic. Reported that we had terrible flood in pump house. No controls were ruined. It was repaired by Mike Urkilla.

Topic: Clay has asked Bob Fairbanks to be President and accepted. Mike Green, Marshall Mieier, Randy & Ranel Webster, Wes Marx,, & Andreah Brady will stay on. Mensell will stay on as alternate. All others are gone. Clay will stay until Annual Meeting and we can have a vote and he has to stay one year. Clay is retired and has some time. Clay is worried about Bob's time as he is working. Clay says the job is thankless but rewarding. Aspen Cove is getting more complicated and will need a manager soon. He thinks property owner should be a manager as they understand the property up here. He is concerned about a management company.

The CC & Rs have been fixed because of the Huntsman conflict about driveways.

Topic: Mensell has offered to stain it as soon as foundation is fixed. He will work with Wes. Casings will need to be fixed. Mensell will get paint. Bob cautioned about spending too much for stain. He will remove old stain by next year. Mensell will do a once over easy to get it through winter. John has Combination.

Topic: John Ward doesn't want to be on Architectural committee any more. Clay recommended Wes Marx to be added to committee.

Topic: Mike U. contract is up and needs to updated. We need to get his and the property manager contract up. Need to keep roads up too.

Topic: Website needs to be updated with CC & Rs etc. as well as the county being filed.

Topic: Clay asked about the Annual Meeting. How do we get people to the meeting? Need someone over roads and continue to work of them. Someone over water. Someone over commons area. Someone over Architectural committee. John needs to know who to go to for each problem

Bob Fairbanks:

Topic: Would like electronic copy and pictures of each property so we know what is done and what has been approved. This would be available to all board members. He really doesn't appreciate being president, but he is concerned about his time. He will rely on his board members to be over things. Would like occupations of our members so we know our resources and save ourselves some money. Do we have a lawyer – save money and watch our interests. Where is our common property. We need a facility for our property manager. How much property do we have to create resources. 2.53 Acres, 3.21 acres, 2.42 acres, 1.29, 10.66 acra, 15.55 acreas. Could we have an RV Storage facility? Clay suggested that Board have CC & Rs, read them and know what they say. Need map of lots and phases. Put out names and contact numbers in every communication sent to members. Members needs to know what we own – common property....Green land, parks, etc. Roger can take portion of common area back until our 150 lots. Every time one person buys more than one lot it opens up opportunity for Nelsons to take more common area. Codes for gate limited to 250. One gate but the best you can buy.

Concerns:

The road being put in and access to lake. Where do we go as a group? How we spend the money and not wasting it. He is open for suggestions. Time for board meetings when to have it.....Board meets 2nd Saturday of each month quarterly.

Parking on roads, Weeds-Thistle, Speed on Roads.

Long Range Expenses: Two Water Pumps, 2 pressure pumps, Tennis Courts.

Aspen Cove Has:

Checking 1,057.28

Money Market:78,727

Nan: Send email about tennis court, email professions.

Directory ; put a logo by those owners that have a cabin. Don't put map with numbers and names. Put in map with numbers. Logo on map with number.

Clay: