

Aspen Cove HOA Board Meeting

Friday, February 18, 2022 6:30 PM Seastrand Cabin lot #38

	Welcome	
	<p><b>Roll Call:</b> Scott Harding, Scott Jarrett, Jared Edwards, Heath Pulham, Bob Dal Ponte, Bob Conner, Bonnie Seastrand.                  Not in attendance: Allen Rowe, Curtis Steele</p>	
	<p>Secretary:</p> <p>Approval of November 2021 board meeting minutes-                  Approval of January 2022 board meeting minutes-                  The motion was made to approve the November 2021 and January 2022 minutes by Scott Jarrett, 2nd by Scott Harding.                  All those in attendance were in favor to approve the minutes for both months.</p>	
	<p>Treasurer: we have one month worth of new data, so far this year we have generated \$50,904 in the revenue account, and spent \$15,865.00 for a net of \$35,038.00 for the month of January. Snow removal was \$13,581.00 (December 2021 bill).</p> <p>Financial report-                  Motion to approve the financial report for February by Bob Conner, 2nd by Bob Dal Ponte, all were in favor to approve the financial report.</p> <p>Bills approved to pay-                  Water &amp; Water Logistics inv. 124766 \$70.00 Toilet service                  MK Erkkila inv. 5474 \$8374.00 snow removal                  MK Erkkila inv. 5475 \$165.99 water system management                  Southeastern Utah Health Department inv. 1103 \$15.00 monthly water test.                  Total invoices \$8624.00</p> <p>Confirm transfer of \$10366.00 from the general fund to the reserve fund-                  Motion by Jared Edwards, 2nd by Heath Pulham.                  All were in favor of approving to pay these invoices.</p> <p>In the January Member meeting there was a motion to move \$10,366.00 to the reserve account, this was voted on and the members approved for this transfer. Dan had done this transfer of \$10,366.00 from the general fund to the reserve fund. He will do this when he pays the invoices.</p>	

	<p>Board assignment review-  Changes...Scott Jarrett will be in charge of the gate by himself.  Heath Pulham will be in charge of the weeds.  Allen Rowe will be doing member compliance.  Jared Edwards will be in charge of the architectural committee.</p>	
	<p>Water system:  Updates-Bob D and Dan had a meeting with the electrician and electrical engineer...there is a wire in the ground that goes all the way from the tank to the pump that could be the cause of the problems because it is not grounded. Surge protection has been installed at both ends, but may not work with a lightning strike. We have been unable to have the system rebuilt. The manufacturer in Louisiana does not service nor make these parts anymore. We need to find someone that will do a wireless system. Bodec says that they can build a wireless system that would work.</p>	
	<p>Gates:  Status of the front gate repairs... Erkkila's say that the gate is almost done. Asked if we wanted it powder coated or painted. Powder coated will take longer and more expensive. If they pay to straighten, then we will pay for the powder coating.</p> <p>There was another lot owner that reported the gate came down on their car several years ago.</p> <p>Back gate Location- There was a discussion on the county road and where to place the gate maybe to the south of where the gate is now.</p> <p>Conversation with Jared Brown (Scott J, Allen &amp; Dan)...He owns the property to the west of Aspen Cove. He has requested a meeting sometime in March and he would like to move the gate north to the Utah County line. Dan raised the possibility of moving the gate to old south gate location. The consensus was that this option would not be feasible.</p> <p>Mitigation of trespass problems:  There is a lot of trespass going on. And it is going to increase due to the selling of the lots to the west. The contractor code will change to BOAT=2628 for visitors and contractors on March 1st.</p> <p>Changing codes-It was suggested to make a change to all of the permanent codes to see if there is a way to make it harder to get in to the community. Bob C will contact Door King to see if there newer systems available to manage codes.</p> <p>Surveillance-CentraCom was here a couple of weeks ago checking on the modem, says everything looks great.</p>	

	<p>Architectural Committee:</p> <p>Wilson lot 35 – They are proposing the use of hardy board. She said that she would make some corrections to her plans.</p>	
	<p>New Business:</p> <p>Dust treatment -Tuesday June 14th, scheduled with the Erkkila's also.</p> <p>Any other new business-</p> <p>Pickle ball-Lisa Bearnson contacted Bonnie about doing the tennis court and changing it to pickle ball. she sent pictures and a bid do the job. She would like some measurements.</p> <p>Rentals: decided to do nothing right now but will have Allen follow up. was suggested to add a fee for each rental review (possible 16). It is in Allen's hands.</p> <p>My daughter, Sarah is bringing the young women to the cabin, they are looking for a service project.</p>	
	<p>Next Meetings:</p> <p>March 2- Allen Rowe</p> <p>April 22-Jared Edwards?</p>	
	<p>Meeting Adjourned: 8:22</p>	

2/12/2022

Checking Account Balance \$ 66,276.56  
 Reserve Account Balance \$ 39,069.44

	Average 2012-20	2021 Actual	2021 Budget	2022 Budget	2022 Actual	
<b>Revenue</b>						
HOA Dues		\$ 71,273	\$ 73,660	\$ 67,360	\$ 50,274.00	
Collections-Past Due Accounts		\$ 5,624	\$ 3,000	\$ 3,000	\$ 630.00	
Leasing Water Shares		\$ 2,555	\$ 2,500	\$ 2,500		
Other-Impact Fees, Interest		\$ 9,500	\$ 4,000	\$ 5,000		
<b>Total Revenue</b>	<b>\$ 66,919</b>	<b>\$ 88,952</b>	<b>\$ 83,160</b>	<b>\$ 77,860</b>	<b>\$ 50,904.00</b>	<b>100%</b>
<b>Expenses</b>						
<b>WATER SYSTEM</b>						
Water System Management	\$ 2,942	\$ 6,480	\$ 7,000	\$ 6,800	\$ 1,785.00	
Water Shares	\$ 1,011	\$ 1,286	\$ 1,250	\$ 1,300		
Water System Maintenance	\$ 5,334	\$ 3,811	\$ 1,500	\$ 1,500		
Power	\$ 4,662	\$ 4,889	\$ 4,500	\$ 4,750	\$ 299.38	
	<b>\$ 13,949</b>	<b>\$ 16,467</b>	<b>\$ 14,250</b>	<b>\$ 14,350</b>	<b>\$ 2,084.38</b>	<b>4%</b>
<b>ROADS</b>						
Dust Control	\$ 7,673	\$ 10,617	\$ 10,750	\$ 10,750		
Road Maintenance	\$ 7,123	\$ 14,988	\$ 6,500	\$ 7,000		
Snow Removal	\$ 15,850	\$ 9,188	\$ 21,000	\$ 20,000	\$ 13,581.00	
	<b>\$ 30,646</b>	<b>\$ 34,793</b>	<b>\$ 38,250</b>	<b>\$ 37,750</b>	<b>\$ 13,581.00</b>	<b>27%</b>
<b>MEMBER SERVICES</b>						
State Park Passes	\$ 9,343	\$ 9,500	\$ 12,700	\$ 8,450		
Common Area Maintenance	\$ 1,302	\$ 1,713	\$ 1,500	\$ 1,500	\$ 70.00	
Annual Mtg/Mbr Service	\$ 117		\$ 100	\$ 100		
Website Management	\$ 45	\$ 53	\$ 175	\$ 150		
	<b>\$ 10,807</b>	<b>\$ 11,266</b>	<b>\$ 14,475</b>	<b>\$ 10,200</b>	<b>\$ 70.00</b>	<b>0%</b>
<b>GATES/SECURITY</b>						
Gates - Maintenance	\$ 1,603	\$ 562	\$ 500	\$ 500		
Gates - Comms & Controls	\$ 581	\$ 943	\$ 1,250	\$ 1,000	\$ 72.67	
Security	\$ 360		\$ 1,500	\$ 1,500		
	<b>\$ 2,544</b>	<b>\$ 1,505</b>	<b>\$ 3,250</b>	<b>\$ 3,000</b>	<b>\$ 72.67</b>	<b>0%</b>
<b>ADMINISTRATIVE/GENERAL</b>						
Corporate Dues	\$ 88	\$ 10	\$ 350	\$ 10		
Liability Insurance	\$ 688	\$ 980	\$ 850	\$ 980		
Office Supplies	\$ 497	\$ 1,010	\$ 1,000	\$ 200	\$ 57.91	
Postage	\$ 229	\$ 220	\$ 250	\$ 250		
Property Tax	\$ 597	\$ 247	\$ 250	\$ 250		
	<b>\$ 2,098</b>	<b>\$ 2,466</b>	<b>\$ 2,700</b>	<b>\$ 1,690</b>	<b>\$ 57.91</b>	<b>0%</b>
<b>Total Expenses</b>	<b>\$ 60,044</b>	<b>\$ 66,497</b>	<b>\$ 72,925</b>	<b>\$ 66,990</b>	<b>\$ 15,865.96</b>	<b>31%</b>
<b>Contribution to Reserve Fund</b>		<b>\$ 9,794</b>	<b>\$ 9,794</b>	<b>\$ 10,366</b>		<b>0%</b>

Net Income (loss)

\$ 6,876 \$ 12,660 \$ 441 \$ 504 \$ 35,038.04