

Aspen Cove HOA Board Meeting

September 15, 2023, 6:30 PM Seastrand Cabin

	<p>Roll call: Bob Conner, Dan Allen, Bob Dal Ponte, Neil & Nicole White, Bonnie Seastrand, Scott Jarrett, Jared Edwards Curtis Steele was not in attendance.</p>	
	<p>Secretary: There were not minutes ready</p>	
	<p>Treasurer: There was not a financial report given- Curtis Steele was not in attendance.</p> <p>Bills to be approved to pay: 1-Sept. Southeastern Utah Health Dept inv. 2220 \$30.00 monthly water test 31-July Nicole White \$74.71 weed spray 7-Sept. Waste & Water Logistics Inv. 177505 \$70.00 Toilet service Total \$174.71</p> <p>There was a motion to approve these invoices to be paid by Bob Dal Ponte, 2nd motion by Bob Conner. All were in favor of approving bills to be paid.</p>	
	<p>HOA Homeowner Association Dues:</p> <p>There was a discussion in the last meeting about changing the HOA annual dues to \$800.00 plus the park pass, but Bob Dal Ponte asked a couple of lot owners and they said that this was too much.</p> <p>Right now, the dues are \$480 plus the park pass (whichever of the 3 is decided on by each lot owner). The dues need to go up, they are very low for this area. What is a good number for the dues?</p> <p>Special assessments have already been this year \$295.00 and \$250.00.</p> <p>Alternatively, the special assessments are easier to pass and can be enacted easily. Inflation and growth are the reasons for possibly increasing the dues. The CCR's have a provision that has been overlooked that allows for an annual assessment just for the reserve fund. But we have made contributions to the reserve fund out of the operating budget.</p> <p>It was suggested for each board member send their thoughts to Dan, regarding the annual dues and the reasons for the increase, before the October meeting.</p> <p>This is closed until the next meeting.</p>	
	<p>Road at the back gate: It was originally proposed that the new access road to the back gate go straight west from Skyline Drive Circle, but the reality of the terrain has caused Matt</p>	

	<p>Brown to make a small modification to follow the terrain to make the road more manageable.</p> <p>The attached agreement was handed out. This is the most recent agreement.</p> <p>Dan Allen has been working on this agreement with Mark Nelson and Matt Brown.</p> <p>Agreement Between Scofield Mountain Estates Inc (SME), Scofield Estates LLC (SE), American Recreation & Sports, Inc. (ARS) and Aspen Cove at Scofield Homeowners Association Inc (ACSHA)</p> <p>It proposed that the gate be located at Aspen Cove HOA WEST boundary, about 50 slightly up the hill from the existing Skyline drive Circle. This agreement was read, and a short discussion followed. In this agreement...the blue dotted line is the old right of way, and the red dotted line is the new right of way. The existing gate is where the blue one crosses, and the new gate is where the red one crosses. This will be at the expense of Matt Brown.</p> <p>There will not be a payment of \$5000.00 toward the fence that was previously discussed in past meetings.</p> <p>Right now, there is no power at the back gate, this will make it difficult to install an electronic gate in the short term. Dan’s opinion is that this will be an upgrade to the community at some future time.</p> <p>Dan asked for a motion to approve this agreement. The motion was given by Nicole White, a 2nd by Allen Rowe to approve the agreement as written. All of those in attendance were in favor of approving this agreement.</p> <p>Dan will sign this agreement and send a PDF to those that need it and get a signed copy.</p>	
	<p>Weeds:</p> <p>There are a lot of weeds right now. Dugway was sprayed around the front gate and fencing but still the weeds are there. Bonnie will send out an e mail regarding the weeds.</p> <p>The front sprinkler system has been winterized.</p>	
	<p>Roads:</p> <p>It was suggested to have a mirror at the top of the dugway by one of the lot owners. Dan passed out a picture of the suggested item. The cost is about \$100 for the mirror and a hole would need to be made with volunteers to do the work. Make sure to check the sun or reflection before the mirror is installed, in all directions.</p>	

	<p>The street sign at the top of the hill has been broken and replaced. Contact Intermountain Safety Supply (South Provo).</p> <p>Speed limit signs are missing, post is there but no sign.</p> <p>It was suggested to have someone order a new street sign and speed limit signs. Bonnie ordered the speed limit signs on amazon and will get 9 posts.</p>	
	<p>Firework situation: There was no contact with the lot owners.</p>	
	<p>Website: Bob responds to the e mails and then assigns it to a board member.</p> <p>It was asked if all the building has got the plans reviewed and approved by the architectural committee, and the impact fee has been paid. Have Jared contact all the new lot owners and make sure things are approved and done.</p>	
	<p>New business: Dan will not be here for a lot of the next 6 or so months. He will not be here for the annual meeting, and there will need to be a new president elected at the annual meeting. The nominating committee will need to find someone that will be willing to take this on.</p>	
	<p>Next Meeting: October 27, 2023, Seastrand Cabin</p>	
	<p>Meeting adjourned: 8:30 pm</p>	