

Aspen Acres Association
Board Meeting Minutes
January 8, 2025 7:00 pm

Attendance:

Brent Andersen	Erika McCarthy	Bev White
Brenda Wilson	Cody Jacobson	Scott White
Tom Waltherman	Rob Wendel	Jodie
Tawnie Higginson	Carolyn Smith	Julie
Dave Clayton	Collin	Judy Hill
Jeff Luck	Cole R.	Brad Wendel
Chuck Neve	Pete Kearns	

1. Minutes from November Board Meeting. Brent motioned to approve, Dave Clayton seconded. Minutes approved.
2. Open Board position: Chuck Neve has agreed to fill the open position and finish the term left by Bryan Sant. Cody motioned to approve and Tom seconded. Motion approved,
3. Water system.
There was a \$7,000-\$8,000 bill last month due to a leak in the system. Larry Hall replaced the fittings and valves.
There was discussion regarding the possibility of saving money for the association by having a homeowner take one of the required water samples each week, and possibly paying them an agreed upon amount to do so. It was unknown whether the sample could be taken from a spigot or if it had to be up at the tank, and what the process was. Scott White mentioned he had originally been trained on that with Mike Z and they gathered a sample in a test tube then sent that in. Cody mentioned he has a test kit and has taken a sample in the past, then texted the results of the reading. Chuck Neve motioned to approve this measure and Dave Clayton seconded; however, this idea was later placed on the back burner for now. More information is needed from Larry Hall before making this decision.
4. Former Zimmerman property. Brent spoke with Aspen Mountain president Lisa Westover, who had given the gate cards to the previous owners. The gate cards which were passed on to the new owners have been deactivated.
5. There was a question regarding access to open the gate for emergency services. It was noted that emergency crews have their own access code.
6. Financial Report: Tawnie and Brent met with an accountant and he will send a final report as soon as he receives an approval letter from Brent. The accountant recommended moving all of the financial information online. Dave Clayton motioned getting a Quick Books type program to manage the finances, and Cody seconded. This motion was approved.
Brent asked Tawnie if she could get an idea of the inflow and outflow of association money.

7. Water Committee. Scott White recently hosted a committee meeting. Larry Hall attended and he advised that to upgrade the water system, it would take upgrading the pipe sizes if necessary, and increase the tank capacity. Brent spoke with Nick at Aqua Engineering and he said he could put together a plan. It was unknown what our pipe sizes are, but Pete contacted Mike and let us know that from the water system shed down, the pipes are 6" feeder pipes and the lateral pipes are 4" pipes. These are high pressure, high quality PVC pipe. Dave Clayton motioned that once we have a plan, we should get 2 or 3 bids from different contractors, and Cody seconded. Motion was approved.
8. Loose Dogs. Brent spoke with an attorney and was advised that we don't have rules in place regarding loose dogs, so we can't really enforce that. As it stands now, if people see loose dogs, they would need to call the county. They would come and impound the dogs. The Summit County policy is that dogs must be on a leash. Brent suggested we finish drafting CC&Rs and Bylaws so that we have our own rules for homeowners to follow. It was discussed that if a dog is off of the owner's property, it needs to be leashed. If a dog is on the owner's property, it needs to be somehow contained: tethered, e-collar, kennel. There should be no unattended dogs beyond the boundaries of an owner's lot. Several homeowners suggested that the Board communicate to owners with loose dogs that the behavior is unacceptable and if it continues, the Board will contact Summit County Animal Control. Tom also suggested that we also speak with Aspen Mountain; they have loose dogs that come down to Aspen Acres and we need both associations to help with this. Jeff Luck motioned that we move forward with finishing the drafting of our CC&Rs/Bylaws, etc., and Dave Clayton seconded. Motion was approved.
9. Fences. Several homeowners expressed that we should not have fences. Brent mentioned that this item could be included in working with the attorney to draft new CC&Rs/Bylaws. Brenda Wilson has been the CC&R/Bylaws committee chair, and Brent asked Brenda to send the Board members the documents that were created with the committee and attorney.
10. Brent suggested an in-person meeting for next month. Tom motioned to have a 30 minute executive session and then a 60 minute general meeting. Jeff seconded. Motion was approved. Brent asked the Board to come prepared with what the issues are and ideas of how to resolve them. Brenda will call the Salt Lake County Library and reserve a room for an in-person meeting next month.

Meeting adjourned at 8:30 pm