

Aspen Acres Association  
Annual Homeowners Meeting  
April 30, 2025 / 7:00 pm

1. Minutes from the 2024 Annual Meeting were read by Brent Andersen, and approved by the Association Members in attendance.

2. New this year, the annual dues can be paid online through a link on the email invoices. Alternatively, dues can be mailed to: Aspen Acres Association / P.O. Box 429 / Oakley, UT / 84055

3. Financial Report:

Brent announced that the books have all been migrated to be online.

Dave Young provided an overview of the annual budget and explained the increase in dues from \$600 per year, to \$900 per year beginning July 1, 2025. There is a late fee of \$25 per month for delinquent dues.

4. Water System Update - Brent Andersen.

Cistern: a new cistern is needed. We are not in danger of losing our water license, but we do need to make this repair. Although there are grants and other funds available from the State for this type of work, it is unlikely that Aspen Acres would qualify, due to being in a high property value zip code. We will probably have to pay as we go, to get this work done. We have been working with Larry Hall from Aqua Engineering, and he is quite confident that we won't have any leaks like we've had in the past. We had a letter of approval from the State however, that has since expired, so we'll need to re-submit that before commencing the work.

Fire Hydrants: We plan to install 2 fire hydrants per year, with a final goal of having one hydrant on each road. Fire engines carry 1,000 feet of hose. The cost for fire hydrants is approximately \$7,500-\$10,000 each. This year, one hydrant will be installed on Seneca, and one on Creek Road.

Homeowner question: Can we pair up with another HOA to test the water, in order to save on the cost of testing? Brent will look into it.

5. Roads - Brent Andersen. Seneca needs repairs this year, due to erosion etc. We have allocated money for that, and it will be a shared cost with Aspen Mountain.

6. Parking Lot/Gate: Please be considerate in parking so that plowing can occur in the winter, and work can be done around the burn pile in the summer. Please mind the gate - don't force it or push on it. There are cameras at the gate, so any damage done will be billed to whomever caused it.

Gate Access: Members can contact Tawnie Higginson for gate access items. The costs are:

Gate cards: \$10

Key Fobs: \$15

Remote Control Clickers: \$45

7. Bylaws - Tom Walterman. Money has been allocated to hire an attorney to help navigate updating the Bylaws/CCR's. Some of the biggest topics of concern have been:
  - Loose Dogs/Not cleaning up after animals
  - Open Fires, and not taking care to fully extinguish them when done.
  - ATV's: excessive noise, speeds, and hours of operation.
  - Fencing
  - Livestock
  
8. Work Day - Brent Andersen and Jeff Luck. Work Day this year will be June 14, 2025, 8:00 am. Priorities this year:
  - Pruning around roads
  - Removing deadfall
  - At least pull any deadfall away from cabins and to the edge of the road, so it can be taken to the burn pile.
  - No nails or construction material may be placed in the burn pile - only vegetation.
  
9. Emergency Preparedness:
  - Fire - Brent Andersen. In case of a fire on the mountain, we may be able to connect with Beaver Springs or Stillman Ranch for evacuation. This will be an ongoing conversation with one or both of those entities until we have a plan in place.
  - Clearing Deadfall - Scott White. There is a Draper fire contractor who will come and assess your property and give recommendations for clearing deadfall, excess brush, etc. from around your cabin, in order to protect from fire as much as possible. They will also help with the work and provide a bid as to the cost. Contact Scott for their contact information.
  
10. Board Election - Brent Andersen. There were two open positions on the Board this year: Brent Andersen and Chuck Neve. We did not receive any nominations this year. After a brief discussion, the Association membership motioned to keep these two homeowners in place, and it was unanimously accepted.