

# AHOA BOARD OF TRUSTEES MEETING

January 29, 2018, 6:30 PM

Held at American Fork, Utah Library

Board Members Present:

Steve Riley, Keith Bawden, Charmay Hill, Darren Falslev, Scott Lorensen, Debbie McCoy, Troy Westover, Blake Llewellyn, Wesley Gurney, Brian Seely, Sue Stephenson

Board Members Excused: NA

Board Members Absent: NA

Visitors: Dan Johnson, Evan Johnson, Ray Polumbo, Steven W Harris, Esq.

**Welcome** Meeting was called to order at 6:32PM

Conditions on the mountain -Steve Riley

- The mountain is very dry
- The roads are plowed up to the tennis courts

## **Public Comments:**

December 28, 2017

Aspen Hills Property Owners Association  
3462 North 850 West  
Lehi, UT 84043

Gentlemen:

We are writing this letter to ask to be placed on the February agenda for the Aspen Hills Owners Association monthly board meeting. Our purpose for this request is for us to express concerns and possible solutions pertaining to road maintenance and access for upper property owners.

We have asked for information regarding the roads several times and have received no response to our inquires. We feel that a long-term solution regarding road maintenance needs to be discussed and implemented so that we are not dealing with this matter on a yearly basis.

Although there is consideration in the CC & R's that allows us to reduce the dues to each lot that cannot benefit from the road maintenance, we really think that a long-term solution is needed, since maintenance dues are for the purpose of keeping access roads in good condition. We feel it is important as property owners to bring this problem to the full board and to present ideas for solutions to the problem. Since access over private property has impeded the ability to keep up road improvement, we would like to suggest some alternate solutions for consideration by the board.

Please inform us of the place, date and time of the February meeting of the board. My contact information is listed below; and I look forward to receiving a contact from you in a timely manner before the meeting

Sincerely,

William E. Johnson, Member/Manager  
Toby Acres, LLC.  
Email: evanjohnson878@gmail.com  
Cell (435) 669-8306  
PO Box 726  
Enterprise, UT 84725

The Johnsons made two requests:

1. They are struggling to gain access to some of their lots due to not having access to some of the roads
  - a. They want the right to use and maintain the road from Quaking Hollow and South Fork, around the loop and switchback to the plat road
2. The loop and switchback need to be plated
  - a. They desire to make the road safe and useable

It was motioned that Blake Llewellyn will talk to Loren Berry for access to the road

Motioned: Troy Westover

2<sup>nd</sup>: Brian Seely

Voting was unanimous

### **Review minutes** of 10.30.17, - Steve Riley

- Changes to the past minutes were identified
  - These included some suggestions on the CC&Rs, Bylaws, and Articles of Incorporation from Ray Polumbo; the attorney, Steven W Harris, Esq. - AHOA Legal Counsel, indicated how respectful and efficient Ray has been
    - AHOA wants to be in complete compliance
  - Time was taken outside of the meeting to review Ray's concerns and suggestions
- Motion to accept the minutes - Scott Lorensen;
- 2<sup>nd</sup> Debbie McCoy;
- voting was unanimous

### **Dues** - Charmay Hill

- Dues notices went out Jan. 15<sup>th</sup>
- To date about \$15,000 has been collected

### **Budget Review** - Steve Riley /Darren Falslev

#### 2017 Budget Report

- Due to some clerical errors, not financial errors, it was motioned to table the final 2017 budget report until the next meeting in April 2018
- Darren Falslev will be a second reviewer of all the financial reporting

Motion to Accept: Brian Seely

2<sup>nd</sup>: Debbie McCoy

Voting: Unanimous

#### 2018 Budget Report

- It was decided to change the verbiage on the budget report from Keys to Keys and Gate
- Debbie will respond to questions on the website about using a gate code instead of a gate key; using a key minimizes misuse

- A goal was set to be more specific in the verbiage used for all budget needs and allocations

Motion to Accept: Keith Bawden

2<sup>nd</sup>: Scott Lorensen

Voting: Unanimous

**CC&R Discussion** - Steven W Harris, Esq.

- As legal counsel for AHOA, Steven has been reviewing the CC&Rs, and started reviewing with the board members his findings
- This will be an in-depth process and focus of the next board meetings
- All necessary changes will be identified and addressed
  - Steve Riley will send a copy of Ray's proposed changes to the board and Steven Harris will review it and present changes in the April board meeting

**REPORTS (If time permits)**

**Security** - Scott Lorensen

- Scott explained the cost of the security purchases he made - tall poles on which to adhere cameras - and the cost of installation
- The goal is to increase the security to the land owners in the most efficient and effective way

**Gate Signs, & Roads**- Keith Bawden

- Due to lack of time nothing additional was brought up

**Newsletter** - Darren Falslev

- Due to lack of time nothing additional was brought up

**Website** - Deb McCoy

- Due to lack of time nothing additional was brought up

**Environmental** - Troy Westover

- Due to lack of time nothing additional was brought up

**Legal Services** - Darren Falslev & Steve Riley

- Due to lack of time nothing additional was brought up

**Keys** - Blake Llewellyn

- Due to lack of time nothing additional was brought up

**Fire Safety** - Wesley Gurney

- Due to lack of time nothing additional was brought up

**Community Relations, Public Affairs, Clean up, & Annual Meeting - Brian Seely**

- Due to lack of time nothing additional was brought up

**Next Board Meeting:**

Date & Time: April 30, 2018 6:30PM

Place: American Fork Library

**Motion to adjourn:** Blake Llewellyn

Seconded: Keith Bawden

Voting: Unanimous

**Meeting Adjourned:** 8:20PM