

Aspen Mountain Association
Annual Membership Fee Notice and Information

- Due to current Coronavirus restrictions, there will be no annual meeting this year. This letter provides information on items impacting the Association and describes the procedure for voting on open Board positions this year. If you have questions or comments, please send an email to info@apsenmountain.org and a Question and Answer page will be added to the Association website (www.aspenmountain.org) for all members to view.
- The 2020 budget is enclosed. With this budget, the annual membership fee will be \$575 per lot. **Membership fees are due June 30.** Collection fees will apply after the due date. Please write your lot number(s) on your check to ensure funds are properly applied.

The fee increase this year is required because of rising costs to operate and maintain our Association and the need to fund the Reserve account. As examples of rising costs, the Weber Basin Water charge is up by 20%, power is up 45%, and insurance is up 51% just since 2015.

- We have had greater difficulty collecting fees in recent years. Unpaid lots have been referred for collection and for filing of liens. It is not possible to operate the Association without fees being paid when due. **Membership fees are due June 30.**
- A lease extension for the cell tower site was recently negotiated which will increase monthly income beginning in 2021, includes a one-time bonus payment of \$10,500 this year, provides for 30% revenue sharing if another carrier is installed, and extends the agreement to 2068. This new agreement will pay the Association about \$80,000 more than the previous agreement would have over the next 18 years (the remaining term of the previous agreement) and a total of about \$1.26 million if the lease runs its full term.
- The water tank repair and relining project was successfully completed in early November. Limited recoating of the exterior of the tank will be completed this year to touch up areas which were damaged during welding repairs. This work could not be completed last year due to cold temperatures.

One of our three Pressure Reducing Valve stations was completely rebuilt during last year's water outage. The other two are planned to be rebuilt in 2022 and 2023.

- There have been multiple water line breaks the past several years in the feed lines which run from the main pipeline to individual lots. The main lines are made of PVC but the feed lines are made of polybutylene. The polybutylene is becoming brittle. To begin upgrading the polybutylene lines without significantly increasing membership fees, the following approach will be adopted for the next few years:
 - As breaks occur, the broken pipe will be fully replaced from the main line to the property edge and a new stop & waste valve will be installed. To maximize efficiency of

the contractor's mobilization, several adjacent feed lines will also be replaced. It should be noted that this approach will likely need to be accelerated in the future if the frequency of failures increases and can be accelerated as the budget allows. The Reserve budget has been adjusted to include an annual expenditure of \$4500 for this scenario.

- The Reserve Plan is available on our website.
- The 2019 annual meeting minutes are available on our website. If you would like a paper copy, please request by e-mailing or calling Sandy Wilson, info@aspenmountain.org or (435)783-7336.
- Three Board positions are open for election this year. Incumbent in the three open Board positions are Lisa Westover, Merwin Jensen, and Bryant Blackner. Lisa and Merwin have indicated they will be candidates for another term and Bryant is not running. To be included on the printed ballot, advise Sandy Wilson of nominations by May 8. Please obtain agreement from the nominee that he/she is willing to serve.

Printed ballots will be distributed via US Mail on about May 15. All ballots returned by June 5 will be counted and election results announced on our website.

- Depending on Coronavirus restrictions, our community cleanup day is tentatively scheduled for June 27 from 8:00 AM to noon. A \$50 per lot rebate will be available for participation. A picnic lunch will be provided by the Association. Please check the website for any changes.
- If you would prefer to receive all notices and other communications via email rather than US Mail, please provide your email address to info@aspenmountain.org and a group email will be established. This is completely voluntary. If you do not respond, you will continue to receive information via regular US Mail.
- We have had several instances the past few years where issues such as broken windows and other damage with individual properties could not be quickly communicated to Owners because the Board did not have current telephone numbers. If you would like to provide your telephone number(s) to the Association for urgent notifications, please send to info@aspenmountain.org. Also, please keep the Board updated if your mailing address changes.