

## Aspen Mountain Association

### Annual Membership Fee Notice and Information April 2024

- **Please note a change in the location of the Annual meeting this year.** The Annual meeting will be conducted at the South Jordan Library, 10673 S. Redwood Road, South Jordan on May 15, at 6:30 P.M.
- It has been a very costly year for the Association for:
  - Water line, pump controller and valve repairs
  - Major Road repairs and culvert replacements
  - Snow removal from January 2023 – December 2023
  - Insurance premium increases
  - Increase costs for materials and power
  - Etc.

Due to these increased and extra expenses, the Association budget is literally empty.

- The 2024 budget is enclosed. With this budget, the annual membership fee will be \$ 850.00 per lot. **Membership fees are due June 30.** Collection fees will apply after the due date.

The electronic payment system will accept credit card and debit card payments. There is a charge of \$25 for each \$850 membership fee if you elect to use the electronic payment method totaling \$875 per lot. There will be no additional fee if paying by regular paper check or cash. The address for the electronic payment system is <http://aspenmountainutah.square.site> and is also available as a link on the Association website [aspenmountain.org](http://aspenmountain.org).

- Our community cleanup day is scheduled for June 22nd from 8:00 AM to noon. A picnic lunch will be provided by the Association. Bring side dishes or desserts to share if you would like.
- Three Board positions are open for election this year. Incumbents in the three open Board positions are Lisa Westover, Mike Anderson, and Stacey Wood. All members are encouraged to participate in the operation of the Association and consider becoming a candidate for an open Board position. To be included on the printed ballot, advise Stacey Wood of nominations by May 6th. Please obtain agreement from the nominee that he/she is willing to serve.
- If you are unable to attend the annual meeting and would like a proxy ballot, request a ballot from Stacey Wood and return via email to [info@aspenmountain.org](mailto:info@aspenmountain.org), regular mail to P.O. Box 382, Oakley, UT 84055 postmarked by May 6th, or have another member bring completed ballots to the annual meeting. Please be reminded that only one vote is allowed per lot.
- Remove trailers from the parking lot and shed lot by June 1 in preparation for the burn pile and summer maintenance. Do not place building materials and lumber in the burn pile. The burn pile is for trees and bushes collected from Aspen Mountain and Aspen Acres property only.
- It is highly recommended that a pressure regulator be installed in each cabin to protect your plumbing from unexpected water pressure variation. This is not a new recommendation as it has been noted in the "Building Procedures" document on our website for many years.
- It is recommended that you provide your phone number and/or email to the Aspen Mountain secretary at [info@aspenmountain.org](mailto:info@aspenmountain.org) Your contact info will only be used for Aspen Mountain communications.

## What the board members have done for the Association

- Water tank
  - System monitoring, management, connectivity and system repairs (These processes have taken many many hours)
- Water lines and valves
  - Locate breaks or leaks, conduct and assist contractors with repairs, work with bluestakes and the state. (These processes have taken hundreds of hours)
  - Helped members with their water valve issues
  - Work with state regulators and the water district
  - Work with finance
- Roads
  - Identify problems
    - manually clean out culverts, create drainage line paths, assist with grading. (These processes have taken many many hours)
    - Cutting back trees or removing rocks or other items that cause issues.
    - Contact and be available for contractors
    - Review needs for snow removal or plowing and work with contractors
    - Assisted members who have left vehicles in wrong places and have been plowed in.
    - Contact and be available for bluestakes
  - Contact and work with engineers on some of the major repairs
  - Get Bids
  - Maintain records and schedule inspections for the bridge.
  - Work with finance
- Budgets and Finance
  - Pay all the bills, reimbursements, contractors, etc.
  - Track income and expenditures
  - Get insurance quotes and work with insurance providers on claims
  - Work with the state on regulatory compliance issues
  - Work with tax accountant and prepare yearly taxes
  - Maintain a budget for the standard and the reserve fund as well as planning for future required expenditures
- Communications
  - Maintain email, phone and address information for members
  - Send communications for Mountain concerns
  - Prepare and mail annual notices, late fee notices, and other correspondence
  - Work with title companies for any lot being sold in the association
  - Maintain a records database of vendors, board and annual meeting minutes, membership, maps, legal documents, etc.
  - Create and update web payment site
  - Website updates and maintenance and updated notices
  - Work with finance
- Work day (s)
  - Board members participated in work day with members
  - Board members participated in second make up work day with members
  - Board members participated in joint work day with Aspen Acres
- Burn Pile
  - Work with state on getting a burn permit
  - Work with members and contractors to burn the pile
  - Board member has to be on site of the burn at all times