

**The Cottages at Hobble Creek Community Association
Board of Trustees Meeting Minutes
November 19, 2018
Ferguson Home**

In attendance:

Dion Barron – Conducted

Kirk Rasmussen

Steve Thompson

Carol Ferguson

Jackie Rasmussen

Board met to review “EASEMENT FOR ACCESS, ROADWAY MAINTENANCE AND SUBORDINATION OF WATER RIGHT CLAIMS” document proposed by attorney, Tyler LaMarr. One of the changes the Board is requesting is for Tyler to include at the bottom of each page is “Easement Solely for Life Threatening Emergency Access Only and Maintenance.” Other changes on the Agreement that the Board is requesting:

- “Whittemore Drive includes Cottage Drive and Apron from Canyon Road to Cottage Drive” will be included wherever Whittemore Drive Easement is specified.**
- RECITALS “E” emergency-only egress changed to “Easement Solely for Life Threatening Emergency Access Only.”**
- AGREEMENT “2” perpetual easement changed to “Easement Solely for Life Threatening Emergency Access Only.”**
- AGREEMENT “4” one dwelling changed to one single family dwelling.**

- **MISCELLANEOUS PROVISIONS “7 & 17”** checking with attorney to see if recording the Agreement should state “Utah County” instead of Salt Lake County.

On the October 12 conference call with Tyler LaMarr, Tyler advised, “Do not agree to sign maintenance agreement for Whittemore Road. Such agreement could possibly pin Cottages down by implied easement to Meadow Drive.” Can CC&Rs be changed without written consent from both the Declarant and the County?

- **Article 6.2 page 12: “Declarant reserves the right to transfer ownership of the Hidden Creek Water Co. to the Association at any time with the prior written consent of Utah County, but without the vote or consent of the Association.”**
- **Article 10:10 page 28 states Article cannot be changed without Declarant’s written consent.**
- **Article 12.1.8 page 32: “No provision of this Article 12 shall be amended without the prior written consent of Declarant.”**
- **Article 13.9 page 34: “. . . . this Declaration cannot be amended without the written consent of Utah County.”**

Meeting adjourned.

Action Items:

- **Dion** follow-up discussions with Mark re tower.
- **Kirk** continue working on architectural design requirements.