

Cottages Community Association  
Board of Trustees  
Conference Call Minutes  
January 3, 2020

Call Participants:

Dave Seaborn

Dion Barron

Steve Thompson

Jacquelin Rasmussen

Carol Ferguson

Call was to discuss Reserve Study and 2020 Budget.

Steve expressed concern that increase in assessment for reserve funds may harm owners trying to sell their home or lot. Potential buyers will consider HOA fees before purchasing home or lot.

Dave expressed concern that our roads already have some sink holes.

Jacquelin recommended sending a copy of the Reserve Study to all owners the week before an HOA meeting. Board all agreed that Reserve Study should be mailed/emailed to all owners.

Dion added that we need more info to share with owners. Owners need to receive the Reserve Study in advance so they can come to the HOA meeting informed and share any ideas they may have. Need to schedule HOA meeting as soon as possible. Carol can check CC&Rs for meeting notice requirement.

Dion's sincere desire is for Tyler to send a letter to Robert Moore that we will consider the new CC&Rs approved if we don't hear from the County by a certain date. The new CC&Rs were sent to the County two years ago; this approval process has taken too long has had adverse affects on The Cottages. Owners not having Architectural Guidelines causes delay in building. Can't use new rules for budgeting, reserve funds and special assessments. The County should be held responsible for its negligent inaction and breach of its duty of care in taking so long to approve the CC&Rs.

Does David Leavitt even know our CC&Rs haven't been approved?

Tyler LaMarr told Dave that Moore reports the County will not approve new CC&Rs without Tracy Tanner's approval. Tyler also said Moore reported that Tracy hasn't talked to her attorney for two years.

Dion reminded Board that about \$35,000 was spent to repair roads damaged in the 2017 flooding. Dion recommended trenches/side ditches

to lead runoff from adjacent slopes away from the roads. Dave reported that Del, who did the roads, did not have an estimate for trenches/side ditches.

Jacquelin suggested that we can do our own trenches/ditches. We can get gravel at a low cost and spread it ourselves. Jacquelin feels strongly that the Board needs to work with owners and share information ASAP.

Dave will check new CC&Rs for "Inadequate Clause."

Jacquelin offered Rasmussen home for HOA meeting. Board chose Dion and Jacquelin to choose HOA meeting date after Carol confirms meeting notice requirements in current CC&Rs.

Carol will do an email for Board approval before Board sends it to Jessa for distribution to owners.

Dave will email Reserve Study a week before HOA meeting.

Respectfully submitted,

Carol Ferguson