

Cottages Community Association
Board of Trustees Conference Call Minutes
April 17, 2020

On Call:

Dave Seaborn

Dion Barron

Steve Thompson

Jacquelin Rasmussen

Carol Ferguson

Dave Seaborn opened meeting. Steve made motion for 11 February 2020 and 27 March 2020 minutes to be approved. Dion seconded motion. Minutes unanimously approved.

Board previously approved 2020 budget by email. Dave wrote an annual meeting notice letter for Jessa to mail to all owners. Board unanimous about having an annual meeting June 1 to discuss annual assessment increase, special assessment and reserve study with owners.

Jacquelin proposed having an informal gathering with owners who live here to discuss landscape ideas, budget, reserve study and special assessment. Jacquelin has general reserve income questions for Jessa. Dion recommended including Jonathan and Lily Berry as well as Brandon and Stephanie to the informal gathering. People can bring lawn chairs and have gathering on Barron's lawn so we can have social distancing.

Dave gave update on BackCountry Estates:

- Richard White wants to know if Cottages wants to dedicate Whittemore Road to Utah County.
- Board wants Richard White/County to get engineers to define road by metes and bounds; not how it's laid out on plat.
- Board still concerned about possibility of people parking along Cottages back gate.
- Define road from east side of paving then measure the 56 feet.
- Concerned dedicating Whittemore Road to County will allow more development.

Dion would like to go forward with some landscaping and not loose another season without making some improvements. Barrons willing to loan the Association \$1,500 for landscaping. Brett Van Leeuwen willing to spray for weeds for cost of weed spray. Nate will include delivery and planting of 8 – 10-foot trees (5 – 7 pine trees for \$2,000). Brett has offered to help with his landscaping equipment. Dion believes landscaping can be done for less than \$5,000. Jacquelin has a contact for gravel.

Dave said we have a current quote from Billy and can get a second quote from Brett. Would be ideal to do two larger areas now with pines, quacking aspens and rocks.

Jacquelin suggested Dion could take the lead on landscaping since Dion has already started getting quotes; no need for two people to take the lead. Jacquelin will follow up to let Billy know Cottages will not be using his services. Everyone can help by spreading gravel/rocks.

Steve suggested not landscaping common area near Peterson property or Hillside now.

Dave recommends landscaping both corners on Hillside. There is a concern about how landscaping will be irrigated.

Dion believes a water line for irrigating trees already exists off the lines.

Dave will look at Richard White's water lines on map.

Jacquelin let Board know Jerry Smith would like to build tent platforms on lot 31. Board said platforms/tents would be okay if they cannot be seen from the street and if it is okay with neighboring lot owner. Dave reminded board that Article 9 states what cannot be visible from the street.

Dion told board that Brett Van Leeuwen is checking with Springville Irrigation Company to see if he can purchase water for a well. Board said Hidden Creek Water Company may not allow well.

Dion led discussion on real estate signs. Park City has a lot of "for sale" signs that are uniform so it looks neat and tidy and would like a uniform look for Cottages. Dion recommends requiring all REALTORS to use the same frame. She also recommends using a uniform sign outside the gate for REALTORS to slide in a name and pick up flyers. Signs need to be maintained by REALTORS. Dion would also like suggestions on how to capture the \$500 charge in new CC&Rs when a property/home is sold. That money can fund signs.

Jacquelin recommends signs made out of TREX.

Jacquelin will ask Brent Olsen to organize a group rate for propane.

Call adjourned.

Respectfully submitted,
Carol Ferguson, Secretary
Cottages Community Association