

Cottages Community Association
Board of Trustees Meeting Minutes
June 6, 2020
Barron Home
9:00 AM

Attendance:

Dave Seaborn, President

Dion Barron, Board of Trustees

Steve Thompson, Board of Trustees

Carol Ferguson, Secretary

Dave called the meeting to order.

Steve reported Richard White conveyed to him that Glen Tanner wants trees to stay on Cottage Drive/Whittemore Road.

Dion shared that Glen Tanner email to Richard White stated:

- Trees within 6 feet of the asphalt are required to be removed.
 - Trees provide a safety barrier.
 - Trees prevent erosion.
- The fence needs to be a minimum of 10 feet from the asphalt.
- Fence should be placed back on the right-of-way line.
- Glen Tanner does not believe that Cottage Drive should ever become a County road and that will be Glen's recommendation to the County Commissioners.

Dion's concerns:

- Make sure Cottages gate is not changed.
- Parking on Cottage Drive/Whittemore Road is a **safety issue**.
 - Ask Richard about parking signs.
 - Sheriff will not want to send someone up the Canyon every time a parked car is reported.
 - Dion will contact Sheriff Mike Smith about parking.

Dave:

- Need to consider perspective of owners living closer to the road.
 - Board will not negotiate anything that will adversely affect the property of any owner; we are a small community and care about all owners.
 - Wood fence will rot if moved to the right-of-way line marked by pink flags.
- A vote of owners will be taken to deed road to County if County will enforce "no parking" on Whittemore Road/Cottage Drive.

- Fill dirt would provide shoulder for parking.
- It's not fair to any of the owners on the West side of the development to allow parking all along Cottage Drive when it is forbidden in the current CC&Rs.
- Is moving the water line an option?
 - Glen Tanner claims if the road needs to be widened in the future the water line would need to be moved.
 - Can that be part of the negotiations?
 - Glen Tanner did state they could move Cottages right-of-way boundary if the County had no future liability to pay the cost of moving the water line.

Board unanimously supports recommending owners vote to deed Cottage Drive to County under three conditions:

1. **County will enforce “no parking” on Whittemore Road/Cottage Drive.**
2. **Not removing trees from Whittemore Road/Cottage Drive.**
3. **Not moving fence.**

Carol shared:

- Richard White told her, Dion and Sharon Thompson after the last County Commissioners' meeting that moving the water line may be a possibility. That it wouldn't be as difficult and costly as he first thought.
- Richard came by Carol's house this week to pick up a map. Richard said Tracy Tanner told him she would not allow the Mountain Air Subdivision water line to be moved.
 - Dave wondered why TT would not allow the water line to be moved.

Dave:

- Cottages is willing to negotiate a “fair and equitable” road maintenance agreement for Cottage Drive.
- Richard doesn't seem to understand that owners in Cottages already paid about \$168,000 in development cost for paving Cottage Drive .
- Cottages will not contribute to the \$50,000 cost of the 2” overlay on Whittemore Road/Cottage Drive.
 - Dion voiced agreement that Richard White should bear the cost of the road overlay; it is not Cottages burden.
- Agreement should include that Richard White will pay the cost of moving the water line if line has to be moved in the future.

- CC&Rs is a living document.
 - Need to get new CC&Rs approved by County.
 - Once the County approves the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of The Cottages at Hobble Creek (CC&Rs), the Association/owners will not need consent from County to make future changes to the CC&Rs.
 - Cottages owners would vote on changes.
- There has been discussion about allowing horses in Cottages.
 - Owners have expressed they are against allowing horses.
 - Board agrees that Cottages is not horse property.

Dion would like to open a discussion with the Community about access to open space which is of great value to all owners. Owners having access without any owner feeling their private land is threatened needs to be part of the discussion; no one wants to encroach on any owner's personal property. Dion would like the community to work together on how to access the Common Spaces as a benefit to all owners. Dion would like to propose a walking trail. NO MOTORIZED vehicles would be allowed. Board agreed Dion could compose an email for Jessa to email to all owners.

Meeting adjourned at 10:30 AM.
Respectfully submitted,
Carol Ferguson