

**Cottages Community Association  
Board of Trustees Meeting Minutes  
August 19, 2020  
Ferguson Home  
2:00 PM**

Attendance:

Brent Olsen

Dion Barron

Jacquelin Rasmussen

Carol Ferguson

Note: Dave Seaborn moved; Board appointed Brent Olsen to fill the remainder of Dave's term as HOA President.

Brent Olsen called the meeting to order. Brent requested an update on the vote on the 2020 Special Assessment of \$829 per lot for road seal coat.

Carol reported seventeen (17) votes in favor and one (1) vote against have been received. Deadline is August 30. Special Assessment Votes:

**Yes votes 17:**

Yes Votes:

1. Ferguson (lot 30)
2. Seaborn (Need to get vote from new owner?)
3. Kevin and Michelle Sutterfield
4. Diamond (lot 34)
5. Petersen
6. JoAnn E. Brost
7. Barron
8. Thompson (Need to get vote from new owner?)
9. Olsen
10. Kyle Hall
11. Cory Boyles
12. Rasmussen (lot 33)
13. Smith (lots 31 & 32)
14. Berry (lot 35)
15. Van Leeuwen (lots 13 & 16)

No Vote:

1. Glade

Jacquelin and Dion will remind owners who have not sent in a vote.

Dion reported we have 3 bids for the road seal coat and are getting one more bid today.

Went over Amended and Restated CC&Rs to add suggestions from owners. Discussed fines for violations. Brent will send updated CC&Rs to Julie in Tyler LaMarr's law office, Miller Harrison LLC.

Need to schedule a SPECIAL MEETING for the purpose of electing two board members. Dion and Steve will continue to serve until their successor is duly elected. Will have Jessa mail written notice of meeting to each Member/Owner. Notice of meeting will specify the purpose of the meeting is to elect two board members and ask any volunteers interested in serving on the Cottages Board of Trustees to notify Carol Ferguson by email to express their desire to serve.

Board will check their calendars to schedule next Board meeting.

Adjourned 6:15 PM.

Respectfully  
submitted,  
Secretary  
Association

Carol Ferguson,  
Cottages Community

**NOT PART OF THE MINUTES:**

Thomas 3 **DION** (lots 14, 14 & 17)

Lam 1 **DION** (lot 12)

Kneeland 1 **DION** (lot 7)

Hydes 1 **JACQUELIN** (lot 24)

Stephanie Louw & Brandon Pierce **JACQUELIN** (lot 28)

Jarrett (lots 5, 11 & 18-22) 7 lots

Prime Directive (lots 8 & 23)

## BYLAWS:

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Trustees, or upon written request of the Members who are entitled to vote at least thirty-three percent (33%) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary of the Association or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, fifty percent (50%) or more of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles, the Declaration, or these Bylaws. If, however, such a quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Voting. At all meetings of Members, each Member may vote in person or by proxy. The number of votes appurtenant to each membership is set forth in the Declaration.

## 1999 CC&Rs:

ENT 124110 BK 5284

5.5 Notice and Quorum for Any Action Authorized Under Sections 5.1.2 and 5.3.  
Written notice of any meeting called for the purpose of taking any action authorized under Sections 5.1.2 or 5.3 shall be sent to all Members no less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast a majority of all the votes of Members shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

5.1.2 The Board may fix the annual assessment at an amount not in excess of the maximum amounts set forth above. The annual assessments may not be decreased without the consent and approval of the Board of County Commissioners of Utah County.

### 5.3 Special Assessments.

**Chapter 8a  
Community Association Act**

**Part 1  
General Provisions**

**57-8a-101 Title.**

This chapter is known as the "Community Association Act."

Enacted by Chapter 153, 2004 General Session

**57-8a-208 Fines.**

- (1) A board may assess a fine against a lot owner for a violation of the association's governing documents in accordance with the provisions of this section.
- (2)
  - (a) Before assessing a fine under Subsection (1), the board shall give the lot owner a written warning that:
    - (i) describes the violation;
    - (ii) states the rule or provision of the association's governing documents that the lot owner's conduct violates;