

**Cottages Community Association**  
**Board of Trustees Meeting Minutes**

**August 31, 2020**

**Olsen Home**

**2:00 PM**

Attendance:

Brent Olsen

Dion Barron

Jacquelin Rasmussen

Carol Ferguson

Brent Olsen called the meeting to order.

Dion made a motion to approve August 19 Board Meeting Minutes. Motion was seconded by Brent. Motion passed; minutes of August 19 approved.

Discussion on status of special assessments and road seal coat.

Bonneville estimate of \$28,810 is \$5,000 lower than other two bids. Challenge with seal coat is scheduling; Bonneville's schedule is getting full.

Several owners verbally said they support the 2020 Special Assessment of \$829 per lot for road seal coat. Carol advised approval needs to be in writing; owners need to send Carol an email stating, "We approve the proposed 2020 Special Assessment of \$829.00 per Lot for road seal coat." Dion will send an email stating approval is required to be in writing.

Brent had questions about the website. Carol will send Brent contact information for the website designer, Andy Barlow. Board would like to continue putting Board and HOA meeting minutes on the website.

Four owners have interest in being elected for the two Board positions to replace Dion Barron and Steve Thompson at the September 9 Special Meeting called to elect two owners to serve on the Board of Trustees:

1. Kyle Hall
2. Jennie Hyde
3. Jonathan Berry
4. Jacquelin Rasmussen

Nominations can be taken from the floor at the September 9<sup>th</sup> meeting. Carol will have ballots at the meeting.

Jacquelin and Brent will read the meeting requirements for special elections in the CC&R and Bylaw guidelines to make sure meeting follows required guidelines.

Carol will email a copy of a proxy to be given to owners who are not able to attend the September 9 HOA meeting.

Board discussed status of getting County approval of the “Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Cottages at Hobble Creek” (new CC&Rs). Carol will send an email regarding County approval of new CC&Rs to Commissioner Lee and County Attorney, David Leavitt.

In discussion on Development Agreement with BackCountry Estates/Richard White, Brent held that focus needs to be on what is in the best interest of the Cottages Community. Dion recommended requiring Richard White to relocate the fence to a location of our choice.

Brent said Richard White wants to meet with the new Board after the September 9 election.

Dion recommended Brent meet with Nate Walkingshaw on water issues.

Jacquelin reminded everyone that the Utah County Land Use Ordinance (UCLUO) requires 1.5 acre-feet of irrigation water **per acre** per year for the entire area of each lot and parcel of a development. The 1 March 2018 “Willing to Serve” letter (WSL) for BackCountry Estates provides 1.5 acre-feet of irrigation water **per lot** NOT per acre as required in the UCLUO.

Board understands it is frustrating and natural for people to want to know status of Development Agreement for BackCountry Estates. Dion explained that it has been hard to let community know current status of Development Agreement for BackCountry Estates because info changes weekly. It would be too confusing to give a changed report each week.

Dion reported that she has spent many hours working hard to get federal stimulus money for the community; Cottages was eligible for the first stimulus bill that was expanded to non-profits. Money that was available for non-profits was gone by the time she was aware Cottages could apply; Dion has all the information needed to apply for the next stimulus program. The program is administered through the banks and the banks were not aware of how to proceed so they were not able to help navigate through the application process. Dion is now organized with the needed information and ready to apply. She would like **help** watching for the next opportunity to apply for funding.

Meeting adjourned.

Respectfully submitted,  
Carol Ferguson  
Secretary Cottages Community Association