

The Cottages board meeting minutes

These are the minutes for Cottages HOA board meeting with Richard White on 9/18/2020.
7pm at Brent Olsen's residence.

Attended: Board members Brent Olsen BO, Jacquelin Rasmussen, Andrea Perri
Also attending Carol Ferguson (CF) - Historian, Jonathan Berry - Secretary, Richard White (RW),
guest representing Back Country

Objective of meeting: To review and discuss finer points of lower Whittemore road agreement between Cottages, Back Country (BC), and Utah County.

- RW mentioned that text in black is agreed upon by all parties. Text in red is newly entered or modified
- RW mentioned that Exhibit "D" (Revised Cottages CCRs) needs to be added to the document.
- RW mentioned that County is looking to remove requirement for County to approve of modified CCR's from Maintenance Agreement.
- RW explained reason to request Irrigation exemption is because they would never be able to use that much water (due to topography), and would be a very expensive purchase for something that would likely be taken away without reimbursement.
- We are all hoping the county will approve of down slope trees to be used as a barrier instead of costly and unsightly guard rails.
- RW said he will remove existing wooden fencing, but will not relocate it
- RW mentioned that the big turn -around at BC entrance will channel run off water along the side of BC to a culvert so water does not drain across road to the Cottages
- RW explained where water pipes will tap into existing system near the Hyde's home. And BC will repair roads that have been dug up
- RW mentioned that 1.3 needs to mimic 3.2
- RW mentioned that Water Company will not be able to "prioritize" water usage per customer. Each would need to have equal rights to water.
- Re: 2.2 RW recommends that no one fights BC on pursuit of irrigation exemption
- Re: 3.4, County made a change to reimburse BC for road upgrade if BC should not be approved by the county
- CF recommends that sections 1.3 and 3.2 include the clause that states county and developer will unconditionally approve our revised CCRs
- BO asked about water quality report from Hidden Creek water company
- RW will modify most of the new changes suggested today.
- The Cottages will modify sections 1.3 and 3.2

Meeting ended about 9 pm

Respectfully,

Jonathan Berry
The Cottages HOA Secretary