

Cottages HOA Annual Member Meeting Minutes

PM June 11, 2022

4:30 – Picnic Dinner

5:30 – HOA meeting

at Ferguson Back Yard

Attendees:

Bob Ferguson – President

Randy Westbrook - Board member, Landscape committee Chairman

Jonathan Berry – Secretary

Jacquelin Rasmussen - Treasurer

Kirk Rasmussen – Architectural Committee Chairman

John Tusting – Water Attorney Liaison/Gate master

Carol Ferguson

Sherilyn Westbrook

Lily Berry

Karen Tusting

Jill Hardle

Richard & Loretta Bryce

Paul & Dion Barron

Scott & Carol Hill

Jerry Smith

Chris & Holly Kneeland

Richard and Karanina Eddington

Welcome - Bob Ferguson

After the dinner at about 5:30 pm, Bob welcomed everyone and presented the outline of the meeting.

Apron

Bob announced that the apron has been paved, thanks to efforts of Jacquelin Rasmussen who worked with Glenn Tanner of the county.

New Builds - Kirk Rasmussen

Kirk started off explaining the new build process of gaining approval of the Architectural committee. It included some basics outlined in the documents that can be found on the HOA website: <https://www.cottagescommunityhoa.com/>

Kirk then introduced the new upcoming builds either underway or soon to begin:

- Tustings (lot 12)
- Edwards (lot 21)
- Berrys (lot 35)
- Henrys (lot 11)
- Bowens (lot 22)
- Pierce (lot 28 on hold)

Water Attorney update & Gate – John

Attorneys have made good impression with the county. Are welcomed to the table. Regarding water, we are in a safe place. Still needs Utah approval, but for now, we have enough water for our needs. Sometime this summer we may have new CCRs (remove Declarant) ready for Corbin to look over and for members to approve.

Gate system is an aging system almost 20 years old. Not originally installed correctly. Dialing the phones from gate never worked but is now working. If you get a call from visitor, you should press '9' to have gate opened for visitor.

Contact John Tusting to get a clicker. Pay \$20 to Jessa first.

Landscaping – Randy

Plans to develop "The Overlook" located next to Tews (lot 6) and Kneelands (lot 7).

Planning to level it out, deliver rock, put in a nice table to allow people to use it.

We also plan to level out and add gravel to area just north of Suchers (lot 17) where S Hillside Dr and S Meadow Drive merge.

Question was asked if we could add a nice HOA sign that also states private property. Randy said we would look into that.

Finances – Jacqueline

Jacquelin presented handout documents

- Budget Overview
- HOA member contact list
- Cottages Resources (HOA Website included: cottagescommunityhoa.com)
- Map of HOA lots with owner's names

Budget was approved at the beginning of the year. Each lot is assessed \$120 per month. This is where that money goes:

1. \$57.50 – Reserved portion for road work
2. Remainder Operating portion (bills)

We retain invoices and corresponding checks written.

Communications are also maintained in electronic storage.

We have collected \$5,700 in Design review fees since 2020. We want to use this for road damage.

Since 2017 we have had 2 special assessments

- Special seal coat in 2020 \$829 per lot
- Water Attorney retainer in 2021 \$1,000 per lot (remaining is \$19,666)

Insurance expense is \$1,800 per year. Includes \$1,000,000 coverage protecting anyone acting for the HOA.

Eccles Paving suggests we do the crack seal every 5 years and the main seal every 9 years.

There is a co-op with Upper Whittemore regarding dirt road up to their gate. We own the dirt, and they own a perpetual easement and share in maintenance of the dirt portion. They have been applying chip seal on additional sections each year.

Dan Clark is the HOA President of Upper Whittemore.

Approval of Last year's annual meeting minutes

Minutes from last year's (5-22-21) mtg was approved by all in attendance.