

Cottages HOA Board Meeting Minutes

7 PM Jul 13, 2022

at Westbrook Home

Attended:

Bob Ferguson – President

Randy Westbrook - Board member

Andrea Perri – Board member (by Zoom)

Jonathan Berry – Secretary

John and Karen Tusting (by Zoom)

Landscape update

- Thistle Spraying

Some lot owners have complained about some empty lots that have done nothing to abate their thistle infestation. It is too late to spray, because they are about to bud out. It is recommended to knock these weeds down. Randy volunteered to use his tractor and Bob volunteered to follow the tractor to ensure no sparks start a fire.

There was a lot of discussion about how to handle the thistle next year. Randy has a 35 acre supply of spray from Nebo in his garage for future use by anyone wanting to spray thistle in the cottages.

- Grading and rocks projects in triangle open spaces

It was decided that there is not enough space to do a gazebo in any of these areas. Karen Tusting suggested that making the fuel break areas compliant to standards should be a high priority. The open space areas surrounding the lots (fuel-break areas) need to have weeds and dead wood removed. Landscape committee will address these issues.

- Drip Line repair

John Tusting said drip line and back flow has been repaired.

It was discussed about how to prevent owners and construction vehicles from crossing the median. This has caused pipe breakages.

Andrea suggested that we add the notice to construction workers and owners not to cross the media to the ADRC checklist. And that they should be responsible to pay for pipe breakages.

Long bench at entrance of Lego wall

No one knows who placed or why there is a long “bench” at the entrance of the Lego wall. No one objected to having it removed.

Apron Paving

So far, county has not billed us. We will wait to see if they do. They may not bill us since realizing they are largely responsible by returning the declarant bond before it was completed 2 decades ago.

Reimbursement form

Use this form (with copies of receipts) to get reimbursed for approved HOA purchases.

Violation enforcement

It was decided to no longer pay the \$50/mo violation enforcement service provided by Jessa.

CC&R update

Jason Suchar told Bob he has followed up from earlier mtg action item to discuss situation with county with Tyler LaMarr. And that he forwarded the details of the discussion to Andrea. Andrea will forward this information to the rest of the board.

Reserve fund

Scheduled to be discussed next meeting

Mtg adjourned about 7:45 PM