

Cottages HOA Board Meeting Minutes

7:00 PM Feb 9, 2023

By Zoom

Attended:

Bob Ferguson – President

Andrea Perri-Board member

Scott Hill – Board member

Jacquelin Rasmussen - Treasurer

Jonathan Berry – Secretary

Dan Clark – Upper Whittemore HOA President

Dion Barron

John and Karen Tusting

Snow issues involving Upper Whittemore (UW)

- The UW HOA decided to blow the snow instead of plow. This should allow them to keep the roads clear.
- This should allow them to provide parking at their gate instead of at the Cottage Drive apron.
- Should be in place next year
- There was a discussion whether to close our back gate to help keep UW traffic from using our roads.
- Andrea motioned that we close the back gate. Scott seconded. All 3 board members voted in favor.
- Dan does not know the current state of the water runoff diversion that was repaired in 2017.

Snow removal update

Bob reported that a saw spreader operated by Franco is available for \$300 to break up the snow and apply salt on our roads that have become super compacted with snow or iced over. Bob moved that we hire Franco to come up and clear and salt our roads where it is needed. Scott Hill seconded. All 3 board members voted in favor.

CCR Group Mtg

Will meet Feb 16th at 5:30 pm at Bobs home.

There was discussion about obtaining legal advice from our attorneys regarding the removal of section 4.5. The concern was how much it would cost us given that we have already provided them with substantial documents already. Scott Hill motioned that we submit the request to them to review it after we have an estimate of the cost. Bob seconded that we review it contingent upon the board agreeing that the cost is reasonable. All 3 board members voted in favor.

Water Update – John Tusting

Corbin (our attorney) filed a protest against the 3 recent change applications by Tracy about water in the HC well until we have time to review it. Tracy contacted John to emphasize her actions are to protect the water. And that her engineers will talk to Dan Matthews (expert in Corbin's law firm). If Tracy's changes are beneficial to us, we will pull our protest. Bob and Andrea wanted to be sure the protest is not pulled until the board approves.

Budget update - Jacquelin

We have spent \$4,320 so far in snow removal. We currently have \$14,000 remaining in the budget for the water legal bills. Current balance in the checking and savings accounts is \$106,235. Operating balance is \$41,700.

Driveway location for Lot 35 – Jonathan Berry

Jonathan stated that the current construction access to lot 35 is temporary. The moving of utility boxes did not occur in time for cement trucks to access the construction site, so another was excavated to avoid the utilities. Jonathan wanted the board to be aware that the plans remain to put the final driveway in the platted location. Probably will not happen until springtime.

Landscaping - Dion

Dion is urging movement this year for landscaping. She volunteered to be head of the landscape committee. Andrea agreed to be the board member in charge of landscaping. Karen Tusting, Dion, and Lily and Jonathan Berry remain on the

committee. The committee will prioritize in order of safety, maintenance, then beautification and present plans to the board for review and approval.

Mtg adjourned about 8:30 PM