

Cottages HOA Board Meeting Minutes

7:00 PM May 8, 2023

By Zoom

Attended:

Bob Ferguson – President

Andrea Perri-Board member

Scott Hill – Board member

Jacquelin Rasmussen - Treasurer

Jonathan Berry – Secretary

Shelly Bowen

Dion Barron

Karen Tusting

HOA Website

The website could use some improvement to make it more user-friendly.

[Action item] Andrea will contact Jill Hardle to see if she is interested to work on it.

Mtg with Dan Clark

Need to meet with Dan Clark (Upper Whittemore HOA Pres) to discuss sign and gate he wants to put up. Included in the discussion is how he will get power to the gate. Also check if Upper Whittemore can join in with tree trimming on Cottage Drive.

[Action item] Jackie will set up the meeting with Dan Clark

Moving big boulders

Suggested that we move the big boulders at Whittemore gated entrance to prevent unwanted parking.

[Action item] Jackie will draw up the plan and send a memo to the board for the Landscaping committee to act on.

Jacquelin will contact Lamonts to

Abandoned vehicle at the apron

[Action Item] Dion will call the sheriff's office to have abandoned white vehicle at the apron towed.

Adding Umbrella to Insurance policy

The umbrella will add \$750 annually to the premium.

Bob moved that we vote to add umbrella to the insurance part of the policy contingent on signage and improvements in common areas are included at least in liability.

Scot and Andrea seconded simultaneously.

Board vote was unanimous.

[Action item] Jackie will contact Lamont Woods about whether our insurance will cover signage and improvements in the common areas.

Rotating presiding of board meetings

Bob suggested that the board rotates assignments to preside of each monthly board meeting.

[Action item] Bob will create a schedule and send it out to the board members.

Emergency measures - Dion

Pump house concerns if power is lost. This will be discussed in upcoming meeting with Richard.

Richard White

[Action Item] Scott will contact Richard White to set up a meeting to discuss plans for his property and water pump concerns if electricity goes out. And get water map.

[Action item] Andrea and Bob will send Scott dates that work for Richard White meeting.

CCRs

Andrea suggests that we vote first before sending back to our attorneys.

We would like to see the final without comments.

[Action item] Karen Tusting will get John to send out version without edits and comments.

Springwoods expiration date

Prevent Springwoods 7 yr extension to grandfather in decades old development requirements.

[Action item] Andrea will keep up with and report on the extension development.

Annual mtg

[Action item] Dion will decide, where, and when after **[Action item]** the board emails their schedule to Dion.

Landscape

Thistle grant is for \$5,000. Can include spraying.

[Action item] Dion will call around for professional thistle spraying services.

[Action item] Andrea will talk to Kneeland about plans for cleanup in the median.

Expenditure Survey

Jackie has assembled a survey intended to gather preferences from lot owners about expenses and assessments. Bob moved to table the survey for now and revisit it later. Seconded by Scott. Voting was unanimous in favor.

Water update

In March 2023, the attorney representing us on the water issue, Gordon Law Group, filed a protest to water change applications submitted by our Water supplier, Hidden Creek Water Company (HCWC). The protest was filed at the requested of the Board to give us a chance to review the potential impact of the change application on the Cottages.

Since then, our attorney has met with a water engineer who is currently working to negotiate an agreement between Hidden Creek Water Company, Springville Irrigation Company (SIC) via City of Springville, and the State of Utah. The objective of this negotiation is to ensure the existing 1887 water shares in the HCWC well are accepted as a source of year-round water for the Cottages, without any possibility of future adjudication.

These negotiations involve multiple parties, and many moving parts, and are crucial to ensuring that our source of domestic water supply is not compromised. Our attorney is contacting the attorney representing SIC/City of Springville to ascertain if these negotiations are feasible to meet the needs of the Cottages.

A meeting is being held in Springville on May 23rd to discuss the review by the State of Utah of the change applications in question. It is not clear if the meeting is open to the public and whether it would be beneficial for us as an HOA to attend the meeting. We will let you know as we learn more about the meeting.

Mtg adjourned at 9:00 PM