

## Cottages HOA Board Meeting Minutes

7:00 PM Mar 14, 2024

Attended:

Bob Ferguson – President

Scott Hill –Board Member

Karen Tusting – Board member

Jacquelin Rasmussen - Treasurer

Steve Hardle – Hoa Member

### **Snow Removal Committee Recommendations**

Steve Hardle shared the conclusion of the snow removal committee research (committee members included Steve Hardel, Dion Barron, Anne Dimond, Jonathon Berry, Chris Kneeland, Dick Bryce).

The committee researched the following items and determined these conclusions:

1. Historical Costs for Snow Removal – historically the HOA has spent as low as \$5000 and as much as \$14,000 per year with an average cost of \$8,000-10,000 per year. A reasonable conclusion is costs will continue to rise each year.
2. Continuing a contract with Dan Clark - has done a great job this year with snow removal, the challenges are his costs increasing and not knowing how long he can sustain his services.
3. Home Owner Responsibilities –
  - 1). Make sure when we plow our driveways not to push the snow onto the road.
  - 2). Homeowners and guests should have a “snow worthy” car (i.e. four-wheel drive), or arrange to pick up guests down in the valley and escort them into our neighborhood.
  - 3). No parking on street, especially contractors who should recommend to their subs that they carpool from the mouth of the canyon.
  - 4). Keep the road in front of your home free of debris. Should the snow removal equipment be damaged by something from a yard, the homeowner/contractor is responsible for the cost of the repair.
  - 5). Uphill drivers have right of way.
  - 6). Priority is placed on Meadow Bridge Road rather than Whittemore because it is shorter and has no blind corners.
  - 7). Homeowners should understand that snow removal in our mountain environment is difficult and will never be as convenient as living down in the valley. Patience is encouraged.
4. Salt – It was recommended that buckets of salt be placed along roadway for use by homeowners.
5. Purchase Lease Back – We found no one willing to purchase equipment and lease it back to the HOA.
6. New Builds - the committee drafted a letter to go out to new builds to better prepare them for the challenges in the winter building and living at the Cottages.

It was decided to use the letter the committee crafted and to have the ADRC provide this to the new builds as they start the design process.
7. Leasing Bre Van Leeuwen’s snow removal equipment – concern is wear and tear on equipment, and he lives out of the area during the winters.

8. Hiring Professional Snow Removal Company - None were willing to do first thing in the morning. None offered blowing, only plowing. Sanding was available for an extra fee. Most were unwilling to come this far up the canyon. All were priced beyond our budget.
9. Buying Our Own Equipment - Through research, the committee suggests buying our own equipment. Initially the cost will be as high as what we are spending now, however, once the equipment is paid for, our costs per year will drop dramatically. We will always need to pay for an operator and maintenance.

Karen Tusting made a motion for Steve to pursue the purchase of snow removal equipment. Scott Hill seconded the motion. The motion was passed by 3 votes by the board.

The financing of the equipment was discussed and it was concluded that before we move forward, we determine if there is money in the budget to purchase equipment this year for next year. Jacquelin was asked to contact Jessa about the budget and if we had money in the reserves to cover a down payment and then payoff equipment in 5 years.

The board was impressed at the detail the committee provided and thanked them for their time and effort.

Jacquelin shared costs of insurance for the equipment and workman's comp for those hired to operate the equipment. We determined to gather more insurance information once we have a go ahead to proceed forward.

The board let Steve know they would get back to him by Monday with an answer regarding the budget and if we can proceed forward.

#### **Update CCR's**

Scott Hill has contacted the County to proceed forward with recording the amended CCR's.

#### **Update Water**

Our law firm has submitted a protest to the change order from Tracy Tanner that includes a 66-page report summary of the HCW water commitments and water resources.

#### **Road Closure Details – Mark Your Calendar**

- Cottage Dr./Whittemore Dr. will be closed for a 24-hour period
- Sunday, April 7th at 7 AM through Monday, April 8<sup>th</sup> at 7 AM
- The main gate on Left Fork Hobble Creek Road will be accessible.
- If you need to use Cottages Dr./Whittemore Dr. during this time a small section will be open for resident cars to pass.
- We appreciate your cooperation of this temporary road closure.

#### **Gates**

The gates will be closed on Monday, April 1<sup>st</sup>. A reminder to contact any contractors, friends or those visiting you of the closure and be sure to provide them the gate code to open the gates.

**Spring Clean Up – Mark Your Calendars for Saturday May 4<sup>th</sup> 8:30-11:30 AM**

- No parking and no trespassing signs will be installed on this date
- New Community signs created by Jenny and Mike Hyde will be installed on this date
- Clean up of roads, median and hillside along road
- Additional items if we have enough help – repair of fences

**Thistle Removal**

Karen Tusting is working on getting a quote and date for professional thistle removal. We will use grant monies to cover expenses.

**Amended CC&R's Article 9 Pets and Unsightly Articles**

The board will be sending out a friendly reminder regarding CC&R's article 9 regarding pets and unsightly articles. It is always desired that we maintain our properties and keep control of our pets as this can have negative impacts to our neighbors. As Spring is approaching, the board is asking that home/lot owners please clean up the area outside their homes.

**HOA Annual Meeting – Save the Date**

Saturday May 18<sup>th</sup>, 2024 hosted by the Ferugson's

Meeting ended 8:30 PM