

Cottages HOA Meeting

22 October 2024

Water Line Repair: Water line in median has been repaired and is working. This was a contributing reason why we lost some of the trees this year. Cypress Construction will check system in spring and fall for \$150, to make sure it is working properly.

Tree Removal: Dessert Willow Tree Health Care Service will be removing some trees in the center median on Meadow drive. The trees are dead or near dead, and we want to remove them before the snow starts in earnest. We are concerned that those trees may fall across the road during the winter and block the road. We are working with an arborist to determine what would be the best trees to replace the removed trees next spring.

Thistle Treatment: Dan and Karen meeting with Utah County to discuss thistle abatement and the grant. Each landowner will be responsible to take care of their own property's thistle abatement. The HOA will supply owners with the chemical. Each landowner needs to take pictures before and after spraying (show weeds and weeds dying), for the purpose of the HOA getting refunded the cost of the chemical from the grant. The HOA will provide instructions as to how chemical will be distributed.

Snow Removal: Skid steer has snow blower installed, and should be delivered the end of this week or first of next week. Blower, chains, installation, manuals, maintenance equipment, and delivery are approximately \$12,000, which is covered by the assessment. We are looking into the possibility of purchasing a container to use for storing the skid steer and associated equipment and supplies. We have a team of five individuals who live in the community that will be trained to operate the skid steer and snow blower, and will be responsible for plowing the roads. We are contracting with Dan Clark for back up snow removal in the instance the skid steer or snow blower need repair, his rate is \$150 per hour. We have added the snow removal equipment to our auto liability insurance, as well as adding workmen compensation liability insurance for the snow blowing crew.

Fall Cleanup: Fall cleanup scheduled for November 2nd and 9th.

- ▶ Cleaning up debris and dead wood along Meadow Dr., take to local green waste dump
- ▶ Post the No Trespassing and no parking signs
- ▶ Get the Snow Poles placed in front of each home and lot
 - Clear the roads of any rocks, branches and any other debris so the snow blower has a clear path. Debris can cause great damage to the snow blower which could be very expensive to fix and increase maintenance costs.

Reserve Study: The board has contacted Complex Solutions, Dale Gifford, regarding the updating our reserve study. This is a Utah State Code requirement every 6 years. Estimated cost is \$1120. Study will be completed in December of 2025. Karen Tusting made a motion to contract with Complex Solutions to conduct the 2025 Reserve Study. Scott Hill seconded the motion. Karen Tusting, Scott Hill and Anne Dimond all voted yes.

Web Site: Web site has been updated to show current information about Board members, lots for sale, etc.

Budget: The board is working on budget for 2025, and will send out proposed budget in December. Karen is verifying that listed budget items represent current costs.