

## **The Cottages HOA Member Meeting December 2, 2024**

### **Board Members in Attendance:**

- Kemper Lease, Tracey Lease, John Post, Phil Bostron, Carey Stambaugh

### **Owners in Attendance:**

- Megan Elley, Tasha Crum, Paula Romero, Jacob Burkhart, Haley Burkhart, Katie Fravel, Sara Metz, Jerry Ellis, Hollee Ellis, Parker Campbell, Lacie Howell, Alan Howell

### **Meeting Summary:**

The meeting was called to order by Acting Board President, Kemper Lease. Copies of the Covenants and Restrictions (CC&Rs) were distributed to attendees.

### **Treasurer's Report: Copy of report is posted on the neighborhood website**

Treasurer Phil Bostron reviewed the expenditures for 2024. Key points included:

- The trash contract has not increased since at least 2020.
- Most expenses remain fairly static.
- An additional line item was noted for gate repair due to vandalism, which was largely covered by insurance.

### **Upcoming Planned Expenditures for 2025:**

- Installation of a camera security system at the gate.
- Installation of a camera security system at the pool.
- Purchase of new pool furniture.
- Repair of areas around the pool where water collects and becomes slick.

### **Homeowner Requests:**

Homeowners requested lighting at the pool area at night. Due to issues with bugs and cleanliness, suggestions included:

- Placing a light away from the pool but still illuminating the area.
- Installing timers or motion sensors for bathroom lights.

### **CC&R Enforcement:**

***Emphasis was placed on page 13 of the CC&Rs regarding the storage of boats, trailers, campers, etc. at your home.*** The Board has received several complaints about violations. Effective March 1, 2025 this covenant will be enforced. Violators will receive a 48-hour notice to remedy the issue. Failure to comply or repeated offenses will result in fines. This 90-day notice should provide ample time for owners to make necessary arrangements. The CC&Rs are posted on the community website for additional reference.

### **Speeding Concerns:**

Consideration is being given to placing speed bumps in the community, particularly on Cottage, due to speeding concerns.

### **Community Website:**

All residents are encouraged to sign up on the community website for uniform and effective communication. Notifications can be received via email or text. If you are not signed up, please contact Phil Bostron or visit [www.thecottagesofrepublic.com/account/register](http://www.thecottagesofrepublic.com/account/register).

### **Feedback from Real Estate Showings:**

Carey Stambaugh shared feedback from recent home showings:

- The entrance to the subdivision feels cluttered with vehicles, campers, bikes, clothing, and trash.
- The entrance did not feel safe with kids playing in the street.
- Several yards are not maintained, cluttered, and trashy, especially at the entrance and on Travis.
- Overflowing trash cans in front yards.
- USPS workers have commented on parking issues near mailboxes, which is a safety concern.

This feedback impacts home values and the sale process. All homeowners are encouraged to maintain the appearance of the community.

### **Additional Considerations:**

A bike rack around the pool/playground area is being considered to reduce bike clutter.

### **Q&A Session:**

- **Are extra trashcans provided by the HOA?**  
No. Homeowners must arrange and pay Republic Services directly for extra trashcans. Recycling is available at approximately \$35 per year and is picked up every other week.
- **Does the HOA maintain mailboxes?**  
No.
- **Can you get a waiver for trailer parking for a special project?**  
Communication is vital. For construction projects or unusual situations, reach out to a Board member to discuss.

### **Contact Information:**

- **Neighborhood Website:** [www.thecottagesofrepublic.com](http://www.thecottagesofrepublic.com)
- **Email:** [board@thecottagesofrepublic.com](mailto:board@thecottagesofrepublic.com)
- **Kemper Lease (Acting President):** 417-827-6627
- **Phil Bostron (Treasurer):** 417-773-0434