

**Cottonwood Green Association, Inc.**  
**Inaugural Meeting at 306 A Cottonwood Circle**  
**November 14, 2008**

Present: Julianne Miller, Jane Pinto, Drew Smith, Ted & Janet Gabreski, Don & Carol Moore, Margy Brown, Dixie Dodgen, Carl & Nancy Koecher, Glorriane Elmer and Anthony "Babes" & Cherith Marchase.

Julianne Miller called the meeting to order at 6:15 p.m.

**Election of directors and officers:** Julianne stated that a minimum of three officers be elected to the Cottonwood Green Homeowners Association and that those elected serve as a director. As owner of the majority of lots, Julianne will automatically serve as a director. The committee voted on the election of officers.

Julianne gave a brief description of each officer's duties.

Ted Gabreski made a motion to elect Don Moore as president.

Peter Janes seconded the motion.

Vote: Unanimous

Nancy Koecher made a motion to elect Ted Gabreski as vice president.

Jane Pinto seconded the motion.

Vote: Unanimous

Ted Gabreski made a motion to elect Nancy Koecher as secretary.

Julianne Miller seconded the motion.

Vote: Unanimous

Carol Moore made a motion to elect Cherith Marchase as treasurer.

Glorianne Elmer seconded the motion.

Vote: Unanimous

The above officers agreed to serve as directors for the Cottonwood Green Association.

Julianne will add Cherith to the checking account so that she will be able to sign checks for the Homeowner's Association. It was suggested that the president and vice president also be added to the account as check signers and that two signatures be required on any checks written. Julianne will discuss this request with her attorney.

**New Business:**

**Budget:** Homeowners reviewed the budget distributed at the meeting. Corrections are noted below.

- Single Family Cottonwood Green HOA dues changed to \$12,950 (per home and or lot)
- Cortona Courts HOA dues changed to \$3,150.00 (nine units @ \$350.00 per unit)

**General Discussion:**

**Covenants:** Homeowners expressed concern that the association's covenants not being enforced.

Julianne will draft a letter to homeowner advising of the covenant violation and consequences for not adhering to the agreement. An attorney will be contacted concerning items on properties that may be

in violation of covenants. Members expressed concern about their liability if an accident happens.

**Building on Golf Course Owned by City of Salida:** Concern over the appearance of the blue building on the golf course and how it affects property values at Cottonwood Green was discussed. Cherith said that she would check with the City about these concerns and what improvements can be made.

**Snow Removal:** Salida has an ordinance that requires homeowners to remove snow from sidewalks within 48-hours. The City is responsible for removing snow from the street but it is the homeowners responsibility to remove snow from the sidewalks. To comply with the ordinance, Julianne has hired Jim McCorkindale to remove the snow from the sidewalks for our homeowners. If single family homeowners want snow removal for their driveways, they can make arrangements with Jim directly at 539-2752. Sidewalk snow removal is not included in the budget but will be a separate line item in the future.

**Mailboxes:** Since there is considerable ice buildup around the mailbox located on the east side of Cottonwood Circle it is important that snow around the area be removed as soon as possible. Also discussed was the problem of the size of each mailbox and the small outgoing mail slot. It would be desirable to have a mailbox for each homeowner that is longer in length and holds a larger quantity of mail in a horizontal position. Julianne will check with the Post Office to see if there is anything available that would be appropriate for outgoing mail. Cost of a new mailbox is approximately \$3,000.00.

**Speed Limit:** Since there are no speed limit signs in our development, we'd like to remind everyone to drive slowly when entering or exiting our community.

**Signage:** Julianne will clarify with the attorney if political signage is allowed. Nancy will contact City about installing a street sign. (Addendum: City said a street sign should be installed within a month.)

**Fiscal Year:** Julianne asked that the date yearly dues are paid be changed from August 15 to earlier in the year. Homeowners had no objection. A request to pay homeowner dues on a semi-annual basis was considered.

**Architectural Concerns:**

Proximity of the Mira Monte Development and the desire for solid fencing facing that development was discussed.

Homeowners requested that the pile of dirt next to the new home to the right of the entrance be removed.

Homeowners expressed concern about weeds and dead trees on undeveloped and/or unsold lots.

**Meeting Adjourned:**

The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Nancy Koecher  
Secretary