

Cottonwood Green Association, Inc.

Annual Meeting

September 12, 2010

Call to Order

The meeting was called to order at 3:04 pm Attendees: Ted Gabreski and Janet Troyer, Pierre Prouty, Asa and Barbara Geiger, Margy Brown, Glorriane Elmer, Patti Janes, Carl and Nancy Koecher, Julianne Miller, Jane Pinto, Drew and Maria Lourdes Smith, Elaine Adams and Chris Krocesky

Meeting Guidelines

- Allow fifteen minutes for members to speak on agenda or non-agenda items
- Add any new agenda items – Julianne Miller moved to visit Article 13 of the Covenants

Approval of December 12, 2009 Annual Meeting Minutes.

Pierre Prouty moved to approve the minutes. Janet Troyer seconded.
Motion passed unanimously.

Old Business

- Execution of proxies – Five proxies were received.
Margy Brown moved to approve the proxies, Janet Troyer seconded. Motion passed unanimously.
- Maintenance of Common Area – Ted Gabreski reported that wire fencing was placed around the trees in the common area to protect them from deer. Seven dead trees were replaced last summer. Ted noted that Dave Schubert of DLC Services has done a fine job of taking care of the lawn and that Dave will use a weed killer next spring and hopefully will have the dandelions under control. Ted said that Dave asked if the Association would agree to a three year contract. The Association was not ready to commit to three years at this time. This request will be revisited at the next annual meeting. Glorriane Elmer reported that Dave Schubert asked her if he could store his snow removal equipment at Cottonwood Green over the snow season. Glorriane moved to allow DLC Services store its snow removal equipment in a trailer across cross from condo 302A. Julianne Miller seconded. Motion passed unanimously. After a discussion on whether or not to plow the sidewalks in the common areas, Julianne moved to close the sidewalks in the common area during the winter and not have them plowed. Jan seconded. Motion passed unanimously. Glorriane asked if the street could be swept this fall. Chris Krocesky will ask the city to sweep the Cottonwood Circle.
- Ice build-up around the mail centers. It was noted that there is a considerable amount of ice buildup around the mail centers during the winter. Chris Krocesky will contact Rob Vance with the Salida Public Works to ask that the city's maintenance crew plow as close to the mailboxes as possible to remove the snow.
- The rock in some of the common area is thin in some places. This will be looked at next spring. Chris suggested a spring clean up day for the community. Members were favorable to this idea.
- There was a suggestion to mail the minutes of the annual meeting to all lot owners and remind them that the boulevard tree(s) located on their lot belongs to them and is their responsibility. The drip system that waters these trees is owned by the Association. Drew Smith recommended that when a homeowner completes their landscaping that they should include an additional drip line to the boulevard trees on their lot.

- To be sure all the trees are receiving enough water, Pierre Prouty and Asa Geiger will check to see which drips are malfunctioning. Pierre moved that Asa be elected as chairman of the Common Areas. Jane Pinto seconded. Motion passed unanimously. Asa's responsibilities include the sprinkler system, weeds and plants in the common areas, and all areas under control of the Association.

New Business

- **Election of Board Members**
It was recommended Ted Gabreski be re-elected for a three year term so that the current terms of the board are staggered. Twenty-eight favorable votes were received. Note: There will be two open positions on the board next year. Please contact Ted Gabreski or Pierre Prouty if you are interested in serving.
Current Board: Don Moore, Pierre Prouty, Ted Gabreski, and Nancy Koecher
- **Treasurer's Report: Discussion on the Statement of Budget Overview, Profit and Loss Statement.** Lourdes Smith inquired if the dues per lot could be lowered since there was a net income or balance left over. Chris stated that the covenants require reserves to cover the cost of snow removal and unexpected repairs or expenses for the Association. The reserve will be revisited next year.
- **Retain or choose legal counsel and auditing firm (if necessary):** Julianne moved to retain Greg Powell as Cottonwood Green Association's lawyer. Jane seconded. Motion passed unanimously. After a discussion on whether or not to have an audit of the Association's financials, it was decided to wait until the Association has been established for a couple of years. Also, a partial audit would cost around \$1,800 and a full audit about \$4,500. Asa moved to revisit the audit in 2013. Margy Brown seconded. Motion passed unanimously.
- **Ratify 2011 Budget –** Glorianne moved to ratify the 2011 budget as amended without the audit. Margy Brown seconded. Passed unanimously.
- **Article 13 –** This article was not discussed as it is in the Cortona Court Condominiums' Declaration and will be discussed at its meeting.

Glorianne thanked the board. Ted thanked Don Moore as well.

The next Annual Meeting date is set for September 12th at 10:00 am.

Meeting adjourned at 4:10 p.m.

Respectfully submitted,

Nancy Koecher
Secretary

Addendum: Shortly after this meeting, Don Moore passed away. The board elected Asa Geiger to fill the open vacancy.