

Cottonwood Green Association, Inc.

Annual Meeting

September 11, 2011

Call to Order

The meeting was called to order at 1:15 pm in the Salida Café Conference Room. Attendees: Margy Brown, Ted Gabreski and Janet Troyer, Glorrienne Elmer, Asa and Barbara Geiger, Rick and Carol Kerr, Nancy Koecher, Tom and Anita Luster, Drew and Maria Lourdes Smith, and Chris Krocesky

Meeting Guidelines

- **Allow fifteen minutes for members to speak on agenda or non-agenda items:**
Glorrienne Elmer reported that there was an objection to the wording in the President's letter to Cottonwood Green members. The wording in the first sentence will be changed to "Our primary goal is to provide harmonious Tuscan homes."
- **Add any new agenda items:** There were no new agenda items.

Approval of September 12, 2010 Annual Meeting Minutes.

Rick Kerr moved to approve the minutes. Glorrienne Elmer seconded.
Motion passed unanimously.

Old Business

- **Execution of Proxies:** Seven proxies were received and approved.
- **Election of four Board Members by Secret Ballot:** The Nominating Committee comprised of Elaine Adams, Margy Brown and Carol Moore presented the following slate of officers: Asa Geiger, Anita Luster, Drew Smith, and Jeff Mancuso.

There were eighteen secret ballots – seven by proxy and eleven written (18 total). The four nominees presented were elected by secret ballot to serve a three-year term on the Cottonwood Green Board. Ted Gabreski, the fifth member of the board, was previously elected for a three-year term at last year's annual meeting,

- **Mowing of Empty Lots:** The annual Cottonwood Green assessment of \$600 covers the cost of mowing empty lots. A question was raised as to whether or not contracting DLC to mow empty lots should be billed to the owners. After a lengthy discussion, the members agreed that to maintain an attractive development the assessment paid by both homeowners and lot owners include the mowing of empty lots.
- **Maintenance of Common Area:** Glorrienne thanked Asa Geiger, Ted Gabreski and Carl Koecher for repairing leaks in the common area sprinkler system.

Asa reported that 11 cottonwood trees that were planted to replace trees that had died, 27 bushes were planted and wire fencing was placed around every tree to protect them from deer. The sprinkler system has to be monitored constantly. If anyone sees that the sprinklers are watering the street or sidewalk, please adjust the sprinkler head or notify Asa or Carl.

Glorrienne also thanked Barbara and Asa Geiger for picking up, planting and taking care of all the new plantings.

New Look Landscaping will be asked to provide a zero landscape plan to include large rocks and plantings. The landscape plan is for the north and east ends of the common space near the retaining ponds.

- **Transferring Common Area to Cottonwood Green:** Chris Krocesky reported that she has sent several e-mails and mailed certified letters asking the developer to transfer the Common Area to Cottonwood Green but has not received a reply. Cottonwood Green pays for the landscape maintenance, insurance, utilities and taxes on the common space. Legal council will be retained for the collection of the accounts receivable and resolution of the warranty deed.

New Business

- **Lawn Maintenance Contract for 2012.** DLC has done an excellent job of maintaining the common areas and everyone was in agreement that Cottonwood Green should retain them for another year. Glorriane Elmer moved to approve the DLC Lawn Maintenance contract for 2012. Rick Kerr seconded the motion. Motion passed unanimously.
- **Ratify 2012 Budget:** Chris Krocesky presented the budget for approval. With unpaid assessments of \$11,799.73, the receivable amount is too high and the annual assessment cannot be lowered. Approximately \$7,000 of that amount might not be collectable. It would be better to keep the assessment at \$600 rather than lower the assessment and then raise the assessment later or having to collect a special assessment should there be a shortfall if expenses such as snow removal were greater than expected.

It was suggested that \$4,000 be allocated for legal expenses to cover inquiries by legal counsel regarding the warranty deed for the common area.

Rick Kerr moved to approve the 2012 budget as amended to include \$4,000 in legal counsel. Glorriane Elmer seconded the motion. Motion passed unanimously.

Architectural Control Committee: The Board will elect new committee members at its next meeting.

Meeting adjourned at 2:52 p.m.

Respectfully submitted,

Signature on file

Nancy Koecher
Secretary