

Cottonwood Green Association, Inc.
Annual Meeting Minutes
September 20, 2014

Call to Order: The annual meeting was called to order at 9:11 am at the home of Richard Kerr located at 303 Cottonwood Circle.

Calling the Roll and Certifying the Proxies:

Board Members present: Chuck Heard, Vice President; Mike Lloyd, Treasurer; Nancy Koecher, Secretary; Leslie Walker, Assistant Secretary

Members present: Elaine Adams, Margy Brown, Jeff Fowler, Glorriane Elmer, Areta Heard, Paul & Cheri Jensen, Rick & Carol Kerr, Carl Koecher, Karen Lloyd, Babes & Cherith Marchase, Carol Moore, John Sulley, John & Gay Wehrman

Fourteen proxies were received. A quorum was established.

Proof of Notice: The Notice of the Annual Meeting was given in accordance with the Bylaws of the association. The notice is filed with the permanent records and is available for inspection by the members.

Annual Meeting Minutes: A motion was duly made, seconded and unanimously carried to approve the September 21, 2013 minutes.

Election of Directors: Directors meet five times during the year. Nancy Koecher announced that Zack Cordova, Chuck Heard and Leslie Walker have asked to resign from the Board of Directors.

Karen Lloyd reported that she had sent numerous emails asking for volunteers to fill board vacancies but received no response.

A. Call for Nominations and Election of Directors: Nancy Koecher asked if there were any nominations from the floor. Nancy said that she is willing to be re-elected. After a discussion of the job duties of the open positions, Rick Kerr, Gay Wehrman and Margy Brown agreed to be nominees.

B. The following slate of candidates were presented as nominees:

1. Rick Kerr - one-year term – expires September 2015
2. Gay Wehrman – three-year term – expires September 2017
3. Margy Brown – three-year term – expires September 2017
4. Nancy Koecher – two-year term – expires September 2016

C. Vote: Cheri Jensen moved to accept and elect the slate of candidates as presented. Karen Lloyd seconded. Motion passed.

New Business:

Grounds Committee Report: Carl Koecher reported that there weren't any major projects to develop or finish this past year. Our work involved keeping up the appearance of the common areas and general maintenance work by monitoring the weekly mowing, replacing dead and dying trees and shrubs (\$2,117.49), sealing the stamped and colored concrete (\$2150.00), replacing sprinkler heads and repairing leaks as needed in the irrigation system (\$239.12), redoing the East and West Roundabouts by removing and cleaning the rock, installing new drip lines, landscape fabric, adding anti-grub pellets replacing dead and missing plants and fertilizing (\$567.72). We needed to adjust the common area next to the Heard residence to their lot line by adding rock and landscape fabric (\$345.00). We also moved the drip lines on the street and common area trees from below ground to above ground making them easier to monitor (\$435.00).

Carl expressed his thanks to everyone who volunteered to help make Cottonwood Green look as great as it is.

Nancy reported that the roundabouts and sidewalks are sealed to protect the concrete. Paul Jensen reported that cracks around the roundabouts between the asphalt and the colored cement need repair. Paul will send information on a rubberized crack sealer to Nancy. Carl Koecher said that he would contact the Bob Salmi, Public Works Director, to see if the City will repair the cracks.

Design Review: Nancy Koecher reported on behalf of the Design Review Committee: Joe Anderson, Patrick Post and Drew Smith. Jason and Tamra Gobin have begun building a home on Lot 13. Bill and Yvonne McDonald have purchased Lot 11 and hope to build in the near future. Scott Building in Colorado Springs purchased Lot 2 and plans to build in the near future.

Babes and Cherith Marchase plan on building a home on one of their lots next spring. Babes asked to be nominated as a member of the Design Review Committee.

Karen Lloyd moved to accept Babe Marchase's nomination to the Design Review Committee. Glorriane Elmer seconded the motion. Motion passed unanimously.

Financials: Nancy Koecher reviewed the financials. As of September 20, 2014, \$27,000 was received in assessment income. Expenses totaled \$20,451.10 leaving a balance of \$14,626.83 in the checking account. Reserves totaled \$17,502.08.

Ratify 2015 Budget: Karen Lloyd moved to ratify the 2015 budget approved by the Board on July 28, 2014, and keep the annual dues at \$600 per lot. Cherith Marchase seconded the motion. Motion passed unanimously.

Old Business:

Speed Limit: Babes Marchase reported that the 25 MPH speed limit had been a topic at previous meetings and asked once again if it could be lowered to 15 MPH. It was reported that by and large most people do drive the speed limit.

Cherith Marchase moved to lower the speed limit to 15 MPH. Chuck Heard seconded the motion. Motion passed unanimously.

Nancy will call Terry Clark at the City to see what needs steps are needed to change the speed limit sign to 15 MPH. If that is not possible, she will see if a "Children at Play" sign can be installed.

New Business:

Crestone Mesa Subdivision: Karen Lloyd reported that 7473 Crestone, LLC, purchased the 10.63 acre lot to the west of CGA. The Crestone LLC plans to subdivide the subdivision into 46 lots. How this subdivision would affect our property values was discussed. A group of interested citizens met yesterday with Randy Stare, attorney, to discuss the matter. Karen Lloyd said that after talking to Randy she felt that we were more informed about the subdivision than he was and that the cost to hire him would be prohibitive. Chuck Heard felt that we might have a better chance in making changes to the proposed Crestone Mesa Subdivision by talking directly to Dan Thomas and Tom Pokorny than by asking the City Council to change the proposed subdivision design.

It was recommended that a committee be formed to discuss the meeting to address the following:

1. Increase the square footage of lot sizes to be similar to the lot sizes around it.
2. Change the lots from long and narrow to rectangular in size so that alleyways could be removed.
3. Ask that the developers form an HOA, develop covenants, design guidelines and bylaws or at least have design standards in place.
4. Affordable housing was mentioned several times in the proposal to the Planning Commission. We would like to know what the term "affordable housing" means to the developers.
5. Select three or four individuals on the committee meet with the owners of the 7473 Crestone, LLC to see if we can reach a mutually agreeable compromise with them and report back to the members. If we can make a deal with them, it needs to be presented to the Planning Commission by October 16.
6. Have a backup plan to present to the City Council if the owners don't come to some type of agreement.

Chuck Heard moved to form a committee to meet with Dan Thomas and Tom Pokorny of the 7473 Crestone, LLC. Mike Lloyd seconded the motion. Motion passed unanimously.

The following individuals volunteered to be on the committee: Leslie Walker, Margy Brown, Ted Gabreski, Janet Troyer, Karen and Mike Lloyd, and Carol Moore. In addition to the individuals that volunteered at the meeting, Asa Geiger, Anita and Tom Luster and Galen and Linda Moltz (the Moltz's live on Indigo Lane) will be asked to join this committee. The first meeting is set for Monday, September 22, 2014, 5:30 p.m. at the home of Margy Brown.

A hearing to approve the subdivision is scheduled for October 21, 6:00 p.m. at City Hall on the Crestone Mesa Subdivision.

Mowing of Vacant Lots: It costs Cottonwood Green \$50 to mow an empty lot mowed. There were 21 empty lots mowed for a total cost of \$1,200. This cost is covered in the annual assessment every member pays. Whether or not to raise the annual assessment for owners with empty lots to \$650 was discussed.

A motion was made to raise the annual assessment of \$600 to \$650 for owners of empty lots and seconded. Motion was defeated. Vote was 11 against and 3 for.

Meeting adjourned at 11:04 a.m.

Respectfully submitted,

Signature on File

Nancy Koecher, Secretary