

Cottonwood Green Association, Inc.
Annual Meeting Minutes
September 19, 2015

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

Calling the Roll and Certifying the Proxies:

Board Members present: Mike Lloyd, President; Gay Wehrman, Vice President; Rick Kerr, Treasurer; Margy Brown, Asst. Secretary

Members present: Elaine Adams, Babes Marchase, Cherith Marchase, John Wehrman, John Sully, Amy Reed, Greg Reed, Karen Lloyd, Jeff Fowler, Carol Moore

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 and was emailed to members Sept. 1, 2015. 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 20, 2014 minutes.

Election of Directors.

A. Call for Nominations and Election of Directors:

Rick Kerr asked if there were any nominations from the floor.

Margy Brown nominated to re-elect Rick Kerr as Treasurer and Rick agreed to accept the position of Treasurer for a one year term.

A motion was duly made, seconded and unanimously carried to vote Rick Kerr for Treasurer for one year.

Committee Reports:

A. Design Review:

Karen Lloyd opened up the discussion with her concerns about the development losing the "Tuscan" look. (tile roof, stucco, decorative rock, curves and arches.) Jeff Fowler suggested we need to review the covenants regarding the "Tuscan" look.

Mike Lloyd expressed his concerns that the Design Committee could use more volunteers as Joe Anderson has a lot on his plate. Karen Lloyd and Margy Brown volunteered to help with the Design Committee.

Drew Smith, one of the members of the Design Committee, is no longer living in the area. Mike Lloyd will contact Drew regarding being replaced on the committee with someone that is local.

A motion was made by Carol Kerr for the Design Committee to re-address the “Tuscan look” and to clarify the requirements to help the Committee identify the specifics for future homeowners.

Motion was duly made, seconded and unanimously passed.

B. Grounds

Mike Lloyd hopes that the members are satisfied with the condition of the grounds. If anyone sees an issue, please let Mike know.

Problems: Sprinkler timing was corrected to run during night-time hours. There will be some shrubs replaced next spring.

Mowing: The majority of the discussion about the weed control and mowing of vacant lots revolved around the cost of the mowing and whether the HOA should pass that cost onto the individual lot owners. It was decided that the HOA will continue to mow, using the larger mowing equipment, without passing the cost onto the vacant lot owners.

Margy Brown expressed her concerns that the mowing will be hired before the HOA is out of compliance with the City of Salida with their weed control limits.

Altamont Landscaping currently has the contract for mowing and snow removal for the HOA. Mike Lloyd expressed his dissatisfaction with the company and would like to seek out other bids. Chuck Heard, who is also on the Grounds Committee, voiced his concerns of Altamont through Mike and recommended a replacement was needed. Mike thought we had a 3 year contract with Altamont with 2 years remaining, but didn't think a break of contract would be a problem.

Other contractors suggested were: Dave Schubert; Cornerstone and Sean's Lawn

A motion was made to get three bids and go with the most reliable company for both mowing and snow removal. Motion was duly made, seconded and unanimously passed.

Snow Removal: Mike Lloyd requested permission to be the judge for calling for snow removal based on the amount of snow, melting and ice build-up and requested some wiggle room for judgment and to be patient with his decision.

Hopefully, the snow removal contract and the mowing contract can be contracted to the same company.

Mike Lloyd volunteered to contract for snow removal, but after lengthy discussion was decided against.

Financials:

A. Review 2015 Status of Accounts.

Mike Lloyd was thanked for his interest in the HOA financials and his frugal approach to spending. Rick Kerr emphasized that the HOA is fiscally sound and is in great shape.

Julie Miller is the only owner in delinquency on HOA dues, but liens are in place.

B. Motion was made to ratify the 2016 budget, seconded and unanimously passed.

Old Business:

Crestone Mesa was the main concern. Questions were discussed about whether the plans were approved through the Planning Commission and City Council regarding the alley that now parallels the west side Cottonwood Green. The initial plans were approved, but did not show the alley connecting out to CR 160. Leslie Walker originally looked at Crestone Mesa's plan and thought they were in compliance. Both Karen Lloyd and John Sully are disappointed and think the developers are deceptive. Karen Lloyd suggested that property owners write the City Council about their concerns.

New Business:

A. Member Comment:

Introduction of new and existing members.

B. Additional Members for Grounds Committee:

Babes Marchase volunteered to help the Grounds Committee through his email: marchase@bresnan.net.

C. Should HOA purchase snow blower for the snow removal.

No interest expressed.

D. Should HOA look for better returns for reserve funds?

Question was brought up about moving \$5,000.00 from the Operating Account into an interest bearing account. Rick Kerr suggested the board move \$5,000.00 into the savings account as a Reserve Account. The Reserve Account would then be separated from the Operating Account to cover such expenditures as: mailboxes, sign, sidewalks repair, sprinkler repair, etc.

Motion was duly made, seconded and unanimously passed.

Adjournment:

Karen Lloyd expressed her concerns about speeding in the neighborhood and suggested that the Board remind property owners, via email, of the concern.

Meeting was adjourned.

Respectfully submitted,

Margy Brown, Asst. Sec.