

Cottonwood Green Association, Inc.
Annual Meeting Minutes -- September 17, 2016

Call to Order: The annual meeting was called to order at First Presbyterian Church meeting room.

Calling the Roll and Certifying of the Proxies:

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

Members present: Carol Moore, Gay & John Wehrman, Mike Lloyd, Chuck Heard, Ted Gabreski & Janet Troyer, Cheri & Paul Jensen, Richard & Carol Kerr, Richard & Carol Pilgrim, Tom & Susan Bevington, Margy Brown, Cherith Marchase, Greg & Amy Reed, Elaine Adams, Bill McDonald, Joe & Ann Volk, Dara Kort, Jeff Fowler, John Sully.

Seven 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 August 23, 2016 and sent via USPS on August 29, 2016. The notice is filed with the permanent records and is available for inspection by the members.

Annual Meeting Minutes: A motion to approve the minutes of the September 20, 2015 Annual Meeting was duly made, seconded and without comment approved unanimously.

Call for Nominations and Election of Directors: Rick Kerr asked if there were any nominations from the floor; there were none.

A. First Position. With no other nominations from the floor, Rick Kerr asked if Mike Lloyd would accept re-election; Mike agreed to accept. A motion to elect Mike Lloyd for a three year term was duly made, seconded and he was unanimously re-elected.

B. Second Position. After some discussion of position duties, Rick Kerr was nominated to be re-elected for a three year term. Rick Kerr agreed to accept the position. There were no other nominations. A motion was duly made, seconded and, without comment, the vote to re-elect Rick was unanimous.

C. Third Position. The third position on the board initially had no nominations. There was a question on time commitment and board meetings. After explaining the Board meets after the annual meeting to elect officers, once in the winter and again in the summer to set the budget, Chuck Heard volunteered to fill remaining Board seat. A motion was duly made, seconded and unanimously elected Chuck for a three year term.

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Committee Reports:

A. Design Committee: Tom Bevington gave report on three new approved plans for homes in CGA; Greg/Amy Reed; Wendy Rumbold and Tom/Debra Mafera which are all under construction at this time. Landscape plans from Wendy Rumbold were received and approved. Patrick Post has submitted plans for construction on Lot 1.

Cherith Marchase shared information for fencing companies: Frontier Fencing in Colorado Springs and Ameristar Fencing.com. If further info is needed contact Cherith: marchaserentals@gmail.com.

Concerns about the cost of the stucco columns on the fencing requirements were addressed. The interior lots call for more pillars/more cost and Tom Bevington suggested we deal with this concern on a case by case issue. Ted Gabreski volunteered to check with M & M on the pricing of pillars. Tom Bevington agreed to write an agreement to pillars at each end of lots for the exterior lots, which will help the reduce cost for those lots, but still retain the "look" the CGA is trying to maintain.

B. Grounds: Mike gave his report that he isn't totally happy with Altamount, but does not have an alternative suggestion at this time. Some new shrubs were replaced since our last meeting. Ted Gabreski suggested that some of the trees were in need of trimming because of disease potential and also some (on the south side of development) were making it difficult to walk on the sidewalks. Mike Lloyd agreed to check on the trees in question and trim them accordingly.

Paul Jensen brought up the cost CGA is incurring to seal the roundabouts and common sidewalk; is it necessary we maintain sealing? Ted Gabreski suggested, perhaps, we could skip a year on the sealing and readdress the issue. Paul Jensen also brought the attention to the cracks in the asphalt with weeds now growing, causing those cracks to expand. Also, the problem of the expansion joint between the sidewalk and curb disappearing was brought up. The question we have is the City of Salida responsible for these issues or CGA? Mike and Paul agreed to get together with the City of Salida to address these questions.

Tom Bevington agreed that the big issue is the crack between the sidewalk and curb and needs to be addressed ASAP. Bill McDonald has had success using a self-leveling product from True Value to deal with these issues

Gay Wehrman pointed out that there is some paint peeling on the entrance sign for CGA. Mike Lloyd suggested that CGA will need one more mowing of weeds on vacant lots this year.

C. Finance and Audit- Review of 2016 Financials: Mindy O'Connor from CPA firm has sent their first report indicating that the CGA is in good financial shape with \$30,676.75 in the checking account and \$22,505.25 in the savings account at August 31, 2016. The Association also has \$5,969.56 in accounts receivable from past due

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lot assessments. There are three lots who owe assessments; two already have a lien. The third will be a candidate after and over of a 6-month payment plan is made.

At the August 1st Board meeting, the Board approved an annual budget of \$28,202.50 resulting in an annual assessment of \$600 per lot/dwelling.

Jeff Fowler raised the question of the appropriate amount a HOA should retain in reserves and suggested an assessment of Cortona Courts (CC) and Cottonwood Green by a professional company to attain a reserve cost analysis study for potential costly expenditures. Estimated cost of service is between \$1,000.00 and \$3000.00 and Rick suggested that CGA share in that expense.

Old Business: none

New Business:

A. Ratification of the 2017 budget. A motion was duly made, seconded and without comment the 2017 Budget was ratified as presented.

B. Cortona Courts Presentation. CC is concerned with a lack of reserves based on the recent painting bill of \$14,000.00. Currently there is a \$600/yr. assessment *per condo* and CC is proposing to CGA that assessment be adjusted to \$600/yr. *per lot* and that, along with raising the CC assessment dues, would enable CC to build their reserve account. As indicated in the report from Mindy O'Connor that CGA is in good financial form, CC feels this maybe a good time to adjust CC dues to CGA.

The attorney Rick spoke with advised to be very careful about changing covenants to address the change of amendment II. CGA would need to hire an attorney to change the covenants, send the change request out to all members, then vote by return mail and change amendment if so voted. The Board cannot change covenants.

After some discussion, it was agreed that we should jointly conduct the reserve studies for both Cortona Courts and Cottonwood Green then re-visit the issue once we understand our needs.

Member Open Forum: There were no more member comments and none from the Board

Adjournment: Rick Kerr proposed the next annual meeting for Saturday, September 16, 2017 at First Presbyterian Church in Salida, CO. A motion to close the annual meeting was received, seconded and unanimously approved.