

COTTONWOOD GREEN HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
ANNUAL MEETING
11 September 2021

- The meeting convened at 10:00 am in the common area.
- A quorum was verified, with 29 households/lots represented. This included 4 proxy votes.
- Board members introduced themselves, including new board member Mark Ceglowski.
- The members introduced themselves.
- Proof of Notice: a letter was sent via US mail to homeowners in June and an email was sent August 23, 2021. Those without email were notified by a flyer at their door.
- The minutes from the last annual meeting on October 5, 2019 were passed out and read by the President. There was a unanimous vote to approve these minutes.
- Tom Bevington represented the Design Committee and went over the report: there are only four lots left to be developed. Tom thanked the new homeowners for completing their landscaping.
- Mike Lloyd gave the Grounds Committee report: Mike did some weed spraying on the south end of the subdivision and hoed a lot of weeds elsewhere. He also hired some spraying done, but they did not do a good job. Weeds were prolific this year due to the amount of rain. Mike asked for comments: there was a lot of discussion about snow piles in front of people's driveways. Since snow plowing is the City's responsibility and there is little room to pile the snow, there is not much that can be done. The plants in the roundabouts need attention: the blue star junipers need to be removed and replaced. Weeds in the sod of the common areas need treatment. The subdivision trees need to be fertilized. All items will be added to the landscaping budget for 2022.
- Tim Donnelly gave the Treasurer's report: the statement of revenue and expense for the quarter ending June 30, 2021, the 2020 budget versus actual expenses, and the 2021 budget were passed out and discussed. The insurance was paid twice for some reason and Tim is looking into getting a refund. A member noticed that the HOA water bill had doubled from last year. No one knew why, irrigation leaks are suspected.

Old Business

There was a lot of discussion about the water retention common areas – how they look and how they are functioning. Adjacent homeowners are spending their own time and money to maintain them which is not consistent with the other common areas. The plantings that were done this year look good and will help aesthetically as they grow. A member brought up the fact that the sediment at the bottom of the east pit is above the level of the water outlet which will eventually lead to total blockage and flooding. Members agreed to the following:

1. Hire someone to dig out the sediment with a piece of equipment and haul it away.
2. Add more plants this spring.
3. Look into mulching and landscape fabric and hire that to be done.

The streetlight that is out on the northeast side of the subdivision is finally being addressed by the City and Xcel Energy. Some homeowners like the dark sky and asked for motion sensing lights but the City will not put in this type of light. The electric lines for the streetlight go under the Baxa's driveway, so they have to go under the street to reach a different electric box. Xcel Energy hopes to complete the work this fall. It would also be appreciated if homeowners would shut porch lights off at night.

The members voted unanimously to pay for the roundabouts to be power washed and sealed. Mike Lloyd will hire someone to do the work. Previous meeting notes also said the cracks need to be filled before sealing.

It was brought up that the HOA should share homeowners contact information, after some discussion the members did not like the idea. Therefore if you want someone's contact information you will have to ask them for it personally. The HOA will not supply contact information.

New Business

A member brought up the amount of weeds in the vacant lots. They were mowed once this summer but need it again. This should be the owner's responsibility and they should pay for it. Member's HOA dues are not responsible for this expense. Vacant lot owners will be notified by letter that they will be billed for any future mowing to be done.

A member brought up weeds, trash, and untidiness in the side yards of some homes and the fact that the neighbors have to look at the mess and it would be appreciated if everyone stored equipment in their garage and clean up any mess.

A member brought up the fact that dog owners are not cleaning up after their dogs, especially on the south end of the subdivision. Please clean up after your pets and do not allow them to poop or pee on other people's lawns or in the common areas.

A member asked if anyone else is bothered by the smell of the marijuana production facility north of the subdivision. A couple of people said they have complained to local officials but nothing comes of it. Another member mentioned the amount of light coming from the facility when Salida is supposed to be a dark sky town. A member volunteered to look into what can be done about this matter.

A member asked if there was interest in having an annual subdivision yard sale. There was no interest from the members present in doing this.

Vice President Jane Baxa said she wanted to resign from the board. A unanimous vote for Sandy Baur elected Sandy as the new Vice President. Her term will expire in 2024.

John Stuckless made a motion to adjourn the meeting and it was seconded. The meeting adjourned at 11:20

Respectfully submitted,

Debra Mafera

Secretary