

COTTONWOOD GREEN HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
ANNUAL MEETING
Draft - 23 September 2023

- The meeting convened at 10:00 am at the Presbyterian Church.
- A 74% quorum was verified, with 18 households/lots represented in person, and 19 proxies.
- The Board and members introduced themselves.
- Proof of Notice: the meeting agenda, budget and 2022 meeting notes were sent via email to members August 26, 2023, and paper copies were delivered in person to Carol Moore. A revised agenda was sent out on September 6, 2023. A follow-up email reminder was sent on September 21, 2023.
- The minutes from the last annual meeting on September 10, 2022 were approved. Rick Pilgrim made a motion to accept the minutes as final, Mark Bliss seconded, and there was a unanimous vote to approve the minutes.
- Deb Mafera's term as board secretary is over and she is not serving another term. Sandy Baur nominated Linda Inge to be the new secretary, Margy Brown seconded, and she was unanimously approved by the members.
- Greg Reed represented the Design Committee. Preliminary plans for 412 were submitted to the Design Committee, but were rejected due to a size that exceeded the setbacks and a garage that protruded more than the allowed 10 feet. The design guidelines have been updated to adhere to city and state ordinances, with most of the changes focusing on landscaping guidelines. Artificial turf is allowed but must be approved by the committee. Greg reminded everyone that any exterior modifications must be approved by the Design Committee. John Stuckless at 112 removed his front lawn, the work was done by Sunrise Lawn and Landscape. These new design guidelines are not currently on the website, once they are approved by the board they will be posted.
- Mike Lloyd gave the Grounds Committee report: The water retention area landscaping is complete. There are a couple dead trees to replace on the south end. In this area the weed barrier has broken down and weeds are coming in. It would be very expensive to take up the gravel and replace the barrier. The common area trees were pruned and they should be more resilient to wind. There was an extensive discussion about the outdated irrigation system. A map and record of the current irrigation system is needed, Mike will check on that. The landscaping in the traffic circles needs work, and the irrigation to them may be broken, resulting in dead plants on the east. One idea was to take out the plants in the circles, cut off the irrigation to them, and place decorative boulders and rock. The "guesstimate" Mike got for replacing the entire irrigation system, was about \$100,000.

Brainstorming on the irrigation system, water, and its expense brought up many opposing comments. Some examples of opposing comments include "get rid of the grass in the common areas" to "no, the grass is one of reasons I wanted to move to this neighborhood"; "get rid of the grass along Crestone Ave" to "that will just bring in weeds, which is unsightly and just as expensive to maintain." One other idea was to decrease maintenance costs by only mowing every other week.

Greg Reed suggested that we prepare a priority list of HOA projects, which led to a discussion about the fact that we have a Limited Reserve Analysis that was done in 2017. The reserve analysis does not include full replacement of the irrigation system. The analysis should be updated soon. The company that did the study in 2017 estimated it would cost \$1,000 to simply update the information. An analysis that includes the irrigation system may cost more. It was decided to get a quote on a new reserve analysis in 2024 that includes the irrigation system, and have it completed with funds from the 2025 budget.

One possible project that was brought up by Lezlie Burkley is the installation of broadband in the neighborhood. There is a rumor that the City of Salida is looking into broadband, so now would be the time. Evan Beauprez volunteered to look into it and talk to the city.

- Treasurer Tom Mafera went over the 2023 budget, and projects that we will overspend by about \$4,400 by year-end. This is mostly due to accounting fees going from \$500 to \$2,500 per year, a reduction in dues several years ago, and underestimating the attorney fees to update our policies. Our estimated assets at year-end will be about \$75,000, down by approximately \$6,000 since 2020. The Reserve Analysis says the HOA should have roughly \$121,500 in 2023. The board-approved 2024 budget includes an annual dues increase of \$100 to break even on projected expenses. To help replenish the \$6,000 we have spent that dues have not covered, it should be even higher. John Stuckless made a motion to increase the annual dues to \$600 per household, an increase of \$150 over last year. Tom McCarl seconded the motion. There were 36 votes in favor, and one negative vote.

Tom brought up the fact that currently our funds are in a savings account that is earning minimal interest. He proposed that we consider some safe investments such as CD's or a money market account that would earn interest. A committee was formed that includes Tom, Carolyn Kuchinsky, and possibly Stephanie Poorman, to look into the matter. Another source of information is Ron Barrick, Treasurer of the condos.

Tom reminded everyone that **it is the member's responsibility to give the HOA their current mailing address**. It is also the member's responsibility to post their dues to the address given on the invoice. Some late fees were waived last year due to old addresses, and for mailing dues to the non-existent PO Box. Late fees will not be waived in the future.

New Business

The Board of Directors put forth a proposal to reduce the required voting quorum from the current 50%, down to 30%. There was discussion as to why this was necessary. It was explained that in a normal year, we barely make the 50% requirement. The member turn-out this year was different because Vice President Sandy Baur made a special effort of going door to door to obtain proxy forms. This should not be necessary, and reducing the requirement to 30% would make sure that the business of the HOA can continue without multiple meetings. Sandy made a motion to reduce the quorum to 30%, Shirley Pekula seconded, and the motion passed with one negative vote.

The HOA Declaration of Covenants have been updated to comply with state laws. To adopt them will require a 68% voter approval. A letter from the attorney was sent out via email a couple weeks ago explaining the voting process. The updated documents and a ballot will be emailed sometime in the near future. If members have comments or questions about the documents, they should be sent to hoacottonwoodgreen@gmail.com rather than to the attorney. The board may be able to answer some of the comments and consolidate the others.

Greg Reed brought a proposal forth to reduce the wattage of the neighborhood street lights. The lights do not meet the City's dark sky requirements, and those that live near these lights are bothered with how bright they are. Greg has talked to Excel Energy about possible options, including motion sensors and shields to point downward, but Excel says these are not possible. Another possible idea is to also change the color to more amber, rather than bright white. Greg made the motion to reduce the bulb wattage, Mike Lloyd seconded and the motion passed with four negative votes. It was brought up that there must be enough light for first responders.

Member Comments

There are problems with the mailboxes on the east side of the neighborhood. Many of the locks are no longer working, and sometimes the whole panel is left open. Members have complained to the post office and the

mail carrier. Members have heard many conflicting answers ranging from it is the post office's responsibility and to put in a work order. Mark Ceglowski has had a work order in for his box to be repaired for two years with no results. Others have heard that it is the box holder's responsibility. Replacement locks can be purchased.

There was a suggestion to get the speed limit lowered from 25 mph to 15 mph, as are most neighborhoods in the city.

This brought up a lengthy discussion about a rumor that a developer has purchased the vacant land south of Cottonwood Green and that the road would be extended to accommodate this new development. This has caused much concern about construction traffic, possible damage to the traffic circles from heavy equipment, and through traffic from CR 140 to CR 160. A committee of Mark Bliss, Rick Pilgrim and Tom Bevington was formed to proactively interact with the city about these concerns.

Cracks in the street and sidewalks are getting worse, how do we get the city to respond?

Neighborhood dogs are continually off-leash and chasing wildlife. There are leash laws in the city, Cottonwood Green residents should comply with the law and keep your pets from running free. Homeowners can also call the police about dogs on the loose.

Old cars are being parked on the south end, the tags possibly expired, and are considered to be abandoned. The old covenants address this issue in section 4.10, with certain protocols to be followed. Tim suggested that those bothered by the vehicles contact the police.

Deb Mafera made a motion to adjourn the meeting at 11:45.

Debra Mafera
Secretary