

COTTONWOOD HOMEOWNER'S ASSOCIATION

ANNUAL MEMBERS MEETING

March 23, 2015

Minutes

CALL TO ORDER:

The meeting was called to order at 6:00pm.

DIRECTORS ATTENDING:

Jen Ruffini
Jeff Hemley
Manuel Valdez
Dave Sartore
David Ellis
Henry Thompson

ALSO ATTENDING:

Kevin Etheridge – Association Manager

MEMBERS ATTENDING:

William Thomas
Pam Ellis
Mike Stephens
Marion Stephens
Collen Sartore
Darlene Thomson
Ruth Carr
Vicki Wallace
Debby Gill
Darrel Mason
Kaley Wright
Jon Wright
Qneida Starr
Jerry Shephard
Erika Stefka
Fred Hall
Patrice Martinez
Marci Titus
Ben Boyd
Amy Boyd
Andrea Weekley
Barbara Smith

ESTABLISHMENT OF A QUORUM:

Kevin Etheridge reported a quorum for the meeting was established.

APPROVAL OF MINUTES:

The members reviewed the March 27, 2014 annual members meeting minutes. Jen Ruffini moved to approve. Dave Sartore Seconded. Motion Passed, unanimously.

PRESIDENT'S REPORT:

David Ellis highlighted accomplishments of the board since the last annual meeting.

- Etheridge Property Management was employed as the new management company for the association.
- Newsletters have been posted on the association's website. www.cottonwoodhoa.net
- The associations has implemented decorations for the entrance.

- A new camera system has been installed for the entrance.
- Yard sales take place each year during the month of March and October.
- New LED lighting has been installed at the entrance.
- The association has purchased five (5) new street lights for the subdivision.
- The association's drain system has been inspected.
- The architectural committee has reviewed thirty-one (31) architectural request.
- New 25 mph speed limit signs have been installed in the subdivision. This gives law enforcement the ability to enforce speeding violations.

ELECTION OF DIRECTORS:

Dave Sartore and Henry Thompson have expired terms. Kevin Etheridge asked for nominations from the floor. There were no nominations. Both Henry Thompson and Dave Sartore have agreed to serve for another term. Pam Ellis moved that the association accept Dave Sartore and Henry Thompson for another term on the board. Collen Sartore seconded. Motion passed, unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the association's 2015 budget and financial reports through 2015.

The Balance sheet reflected an operating balance of \$3,992.14 and a Reserve Account balance of \$5,862.30.

VOTE TO APPLY THE RETAINED EARNINGS TO RESERVE ACCOUNT:

David Ellis moved to transfer the fund balance at the end of the year from the operating to the reserve account. Manual Valdez seconded. Motion passed, unanimously.

NEW BUSINESS:

Amended Vote Results:

The Board of Directors discussed with the members in attendance the purpose of the proposed amendment to the Covenant and Restrictions, which would allow the board enforcement capabilities to require to homeowner's to store inappropriate items out of view. After discussion, David Ellis suggested that the board of directors re-evaluate with the attorney to get a clarification on control questions which were a concern for many homeowner's at the meeting. It was noted that the association is required to have eighty-one (81) favorable votes in order to pass the amendment.

Covenants:

Some of the members attending the meeting would like to have stricter enforcements on the following:

- Trash containers not being stored out of view.
- Home-based businesses operating in the neighborhood.

Community Concerns:

Many homeowner's in Cottonwood have been concerned of a sex offender living in the community. It was noted at the meeting that there is a difference between a sexual predator and a sex offender. David Ellis asked for a motion from the members if someone would like to see the board take further action through an amendment to the covenants with respect to protection against sexual predators. After discussion, Dave Sartore moved that the association take the action. Henry Thompson seconded. Motion passed, unanimously.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:40pm.