

COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION

ARC & Board Meeting

Date: February 20, 2017

Minutes

Call to order:

The meeting was called to order at 5:30 pm.

Directors Attending:

Mike Gogola

Jen Ruffini

Dave Satori

David Ellis

Jeff Hemsley

Joe Chambers

Manuel Valdez

Approval of Minutes:

Motion to bypass reading of minutes: Dave Satori Seconded by: Joe Chambers

ARC Requests:

- 6074 Brighton Lane – Daniel Rolfe – 12 x 20 shed
 - **Motion was made by Jeff Hemsley to require a setback of 20 feet from end of dwelling for shed installations. This would not apply to detached built on site garages. Seconded by Joe Chambers. Passed Unanimously.**
 - Jen Ruffini made motion to approve with the following stipulations. Joe seconded the motion and it passed unanimously.

- No building or design shall violate the ordinances of Santa Rosa County.
- - Any structure with a wooden or concrete floor or requiring a strap to the ground shall be deemed a permanent outbuilding. Permanent outbuildings shall have a roof of the same material, color and style as the primary home and shall have a brick, stucco or wood siding finish. No metal siding or roof is allowed. The maximum size of the permanent outbuilding is to be 400 sq. ft and shall not exceed 106” in height as measured from the ground to the top of its roof. No more than one outbuilding shall be allowed to remain on the premises and must be maintained in good working condition and appearance at all times. No sewer or water lines shall be connected to this structure.

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- 6177 Brighton Lane – Well installation – Don Harris
 - -Jeff Hemsley made motion to approve, Jen Ruffini seconded the motion and it passed unanimously.
- 5760 Heatherton Rd – Pool Installation (Roberts Pools) Robert Scarberry
 - Joe Made motion to approve, Jen Ruffini seconded the motion and it passed unanimously.
- 9217 Iron Gate – Satellite Installation –
 - Jeff Hemsley requested that the home owner attempt the installation behind the fence to avoid view from the road and the home owner was able to comply.

Business:

1. **MSBU Conversion** – Mike explained that the MSBU must be voted on by March 27th, 2017 to be considered by the county this year. Two letters will be sent out to accomplish this. He further stated that the first quote received was for road paving and not for repair of pot holes. Another quote will be requested for pot hole repair. He also stated that there were 208 lots but only 160 or so were being counted which would

- need to be reviewed. A suggestion by Dave Satori was made to take a look at another neighborhood that has done this as a comparison. A second suggestion made by David Ellis was made to ask a County Representative to come to the next meeting in an effort to get community questions answered in person.
2. **North Gate** – No answer from Timberland yet.
 3. **5648 Heatherton Rd** – It was noted that this home owner installed a shed without an approved ARC request. A letter will need to be sent to him to correct this.
 4. **Signs** – Two signs are being made to direct construction traffic down the correct roads.
 5. **Front Gate Malfunction** – Mike is aware and handling.
 6. **Landscaping Quote for Front Gate** – Mike has learned that we will most likely be liable for any damage to vehicles if we put large rocks at the front entrance.
 7. **Damage to Font Lawn** – Someone keeps driving their vehicle on the lawn outside the front entrance and putting mud on the fence as well as damaging the front lawn. There was a suggestion to place hunting cameras at the front entrance to determine who is doing this.
 8. **Purchase of Lot for Community use** – Timberland hasn't answered our request. Mike talked to the County Commissioners office about using county funds to do this but hasn't received an answer.
 9. **Yard Sale April 1st** – This has been approved.
 10. **Front Drainage Pond** – Manuel suggested the use of inmate work crews to clean out the front drainage pond. We must determine if the pond is owned by the HOA or the county before we can pursue.
 11. **Christmas Committee** – A request for anyone interested in being on a Christmas Committee will be put in the next news letter.
 12. **9072 Iron Gate** – The long black antenna is still on the this home owners property. Another letter will need to be sent to have it removed.
 13. **Annual Meeting** – The annual meeting will be held March 20, 2017.
 14. **Additional Street Lights** – A requests from the floor was taken to consider additional street lights be installed on the dark corners and dark streets.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:42 pm.

Motion: Mike Gogola

Second Motion: Dave Satore