

Cottonwood HOA
Board of Directors and ARC Requests
Meeting Minutes
Monday January 18, 2021 (virtual)

1. Call to Order

The meeting was called to order at 5:30pm

2. Directors Attending

Jon Wright
David Satore
Alfonso Robinson
Jim Bellant
Kaley Wright
Fred Hall
Jen Ruffini

3. Approval of Minutes

The meeting minutes were read by Jen Ruffini. A motion to approve was made by Alfonso and second by Jim. The motion was passed unanimously.

4. Old Business

- The 2021 Budget is available if you didn't already receive one. If you need one or have any questions regarding it you can look at the FB page or call Etheridge Property.
- Board position is still open and we will fill that position in February if we can meet in person. Per the covenant the filling of the board seat has to be done at the open forums.
- If you still have ECUA cans or Waste Pro cans that you are not using please call those companies and have them picked up. ECUA has already done pick up in our community so if you didn't have them out at the curb you will need to call and get a pick up scheduled.
- Our new Lawn maintenance contract for the front and back gate is Dove Lawn Care. They were voted in at the December meeting to replace David Ellis Lawn Care.
- Just another friendly reminder that all animals must be on a leash when not in your house or backyard. We have had some issues with dogs in front yards without leashes and going after walkers and runners. Also please be courteous and pick up after your animals as well.

5. New Business

- Facebook Page: we had a big discussion during the meeting about our HOA page. Some neighbors are upset with what has been posted and how often they get notifications

etc. The board listened to all discussion and input from the meeting and took a vote. We voted on keeping the page for only HOA business (minutes, notice of meetings, Food Trucks etc), and let any other neighbor start a new page for all other issues like (questions about repairs people, playdates for children, babysitters, etc). The motion passed to keep it to only important HOA business.

- We now have 2 seats open on the board and we will be voting on those at the February meeting at Tanglewood. Per the covenants the filling of the board positions have to be done at the open forum.
- If you are in need of help or extra time getting issues resolved please contact Etheridge so they can get a message to the board that you need extra time.
- We are doing very well with violations. Etheridge comes through the neighborhood twice a month. We only have one violation that is pending with attorney.
- Retention pond off Anderson Lane: We received one quote from Southern Utility Company, another from Dove Lawn care and waiting on another. We are also waiting to hear back from the County and Gulf Power to see if they will help in this issue before making a decision.
- The meeting with Timberland that was cancelled due to storms and schedule conflicts will be rescheduled as soon as possible.
- Food Truck: February 17th Po Boy's Shack will be in our Neighborhood for residents only from 5-8pm. Not sure yet on where they will park: possibly on Broadfield or Grey Moss
- Finances: All look good, just a reminder to get your dues paid by March 1st
- We were notified by a neighbor that the light on Grey Moss was not fixed by Gulf Power so we will get a call out to Gulf Power.

6. ARC Requests

1. A Gilliam 9137 Iron Gate Service Horse

Only documentation received is what was sent to us before (Milton High School letter – dog can use restroom by airplane near science building, Doctor's note stating she has two full service dogs addressed to Milton High school, dog shot records from Scenic Hills Vet). Email was sent asking for her to submit medical documentation. Response was they were not providing anymore documentation.

- Mrs Gilliam stated to the board that one of her daughter's service dogs was retired last month. They are asking for a Horse to take the place of the service dogs' duties. The board took a vote to approve this service horse and the vote was 3 disapprove to 4 approve.

2. J Gilliam 9137 Iron Gate Larger Trailer

Only item regarding the trailer that was submitted was a picture of a six foot trailer with 3 stalls 5 feet storage area. She has mentioned several sizes. Sent her an email asking for clarification, she said she wasn't going to provide anymore documents regarding this issue.

- Mrs Gilliam was at the meeting at stated she wants a 16 foot long 6 foot wide trailer, she would like to park in her driveway and she would like to go for a walk with her horse around the neighborhood.
 - Vote was taken by the board on parking trailer in driveway (all board members approved her parking trailer in her driveway). Motion passed unanimously.
 - Vote was taken by the board for Trailer (all board members approved of size of trailer). Motion passed unanimously.
 - Vote was taken by the board on walking horse in front yard and around neighborhood. Horse has to have some kind of tether, leash etc. (6 members voted yes to walking with a leash etc and 1 voted against). Mrs. Gilliam did not object to this requirement because, according to her, the horse will assist her with mobility issues and will thus need to wear a halter or other device in any case. Motion passed with 6 in favor and 1 against.
3. C Henderson 5671 Heatherton Rd Gutters
350 feet total gutters, 6 inch white gutters. ANB Seamless Gutters will be installing.
- Motion to approve was made by Jim second by Alfonso. The motion passed unanimously.

7. Cottonwood Concerns

- Neighbor stated she didn't like that she had to wait for approval on the FB page. When she sees a dog in her yard she would like the photo post to be immediate. Response to her was we try to respond to posts as quickly as we can. Neighbor also stated that we should use the Cottonwood website for those that don't have FB page. She noted that the website was not up to date and that Etheridge should have a set period of time to upload information. Response was we would get with Etheridge and have them make sure the website is up to date and see if they would be willing to get information posted within a reasonable period of time.
- Neighbor stated he heard that Etheridge approved a yard sale on Huntingdon. Response was Etheridge doesn't approve or disapprove anything, they forward all those issues to ARC or President. Nothing for the yard sale was passed.
- Neighbor brought up she purchased her lot because it didn't have a street light. Street light for that area in the subdivision was scheduled to be installed last month. She stated that she stopped Gulf Power from installing. She is asking the board to have the street light moved or not installed at all. Response the board will look into due costs if the light is moved and she is to get all other neighbors in the area to agree. This issue was tabled until we get more information.
- Board member brought up that we need to discuss in next meeting about adding retention ponds to our budget each year. Right now there is no money directed towards retention ponds

8. Adjournment

There being no further business, the meeting was adjourned at 7:40pm. Motion by Jim and second by Kaley.