

COTTONWOOD HOMEOWNER'S ASSOCIATION

Board of Directors Meeting

August 24, 2015

Minutes

CALLED TO ORDER:

The meeting was called to order at 6:00 p.m.

DIRECTORS ATTENDING:

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

HOMEOWNER'S ATTENDING:

Yuliya Belova
Jerry & Erika Shepherd
Mike Gogola
Jerry Rudick
Kathleen Miller
Pam Ellis
Colleen Sartore
Darrel Mason
Jon & Kaley Wright
David Teague
Joe Champs

ALSO ATTENDING:

Kevin Etheridge – Association Manager

APPROVAL OF MINUTES:

Jeff Hemley moved to approve the May 18, 2015 Board of Directors Meeting Minutes. Dave Sartore seconded. Motion passed, unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the association's Financial Reports for the period ending July 31, 2015.

The Balance Sheet reflected an Operating Account Balance of \$18,196.43 and a Reserve Account Balance of \$15,221.13.

The Aged Receivables Report was also reviewed. Currently, there are seven (7) homeowner's with association fee balances for a total Outstanding Balance of \$4,542.62. The homeowner's with the largest balances have been turned over to the association's attorney for collection.

YARD SALE:

The association's Yard Sale was scheduled for October 17, 2015 and October 24, 2015 was established as a rain date.

NEWSLETTER:

Jen Ruffini offered to take over responsibilities for the association's Newsletter.

WELCOME COMMITTEE:

Jeff Hemley offered to assist David Ellis in Welcome Committee duties.

NEW BUSINESS:

Many of those in attendance attended the meeting because of a recent decision made by the Architectural Control Committee concerning a storage building / garage which was erected at 6061 Grey Moss. The associations Architectural Committee consists of Jeff Hemley, Chairmen, and Jen Ruffini and Dave Sartore, Members. The Architectural Committee is a separate committee from the Board. Several Homeowner's attending, including but not limited to, Darrel Mason, Jon Wright, and Jerry Rudick took exception to the construction of the building and believe that the Architectural Control Committee overstepped its boundaries in approving this structure based on the parameters of the associations Covenants. Manual Valdez also spoke out against the approval of the building and indicated that some of the Board Member's may be sympathetic to the needs of D R Horton, who sold the home on Grey Moss.

The ARC met on July 20, 2015 and approved the construction of the shed with the conditions stated in the ARC approval form dated July 28, 2015. Including the requirements that the original garage be converted back to a regular garage prior to selling the home. The new out building was approved based on the following conditions stated in the meeting minutes on the July 20, 2015 ARC Meeting and noted on the approval notification to D R Horton:

- Must install a 6 foot wood privacy fence on the front of the lot attaching to the sides of the home and newly constructed shed. Must ensure that the current home garage temporary enclosure is removed and the homes garage is returned to its original condition prior to the completion of the home being sold. Shed garage doors should match the homes doors.
- Must be contractor grade construction with all new materials. Construction shall be a brick or hardiboarding siding and the roof constructed utilizing fiber glass shingles. The building shall be of a color and quality comparable to the main house and all colors should be specified and approved by the ARC. No metal shed shall be permitted. The total area shall not exceed 400 square feet and shall be located no closer than five (5) feet from the side and rear property lines. No building or design shall violate the ordinances of Santa Rosa County. No more than one (1) out building shall be allowed. No plumbing shall be connected or provided within this structure.

David Ellis (President) indicated that the ARC welcomes input from all owners, especially with regarding to approval matters, and urged homeowner's to attend the ARC Board Meetings to provide input.

A problem with speed control within the neighborhood was also discussed at the meeting.

The established time for Board Meetings was changed from 6:00 p.m. to 6:30 p.m.

ADJOURNMENT:

There will be no further business. The meeting was adjourned at 7:35 p.m.