

COTTONWOOD HOMEOWNERS ASSOCIATION

Annual Meeting

March 28, 2016

Minutes

CALLED TO ORDER:

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

DIRECTORS ATTENDING:

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

OTHERS ATTENDING:

Steve Rollo (Timberland Builders)
representing 178 lots
Kevin Etheridge – Association Manager

HOMEOWNERS ATTENDING:

Pam Ellis	Mike Venable
Colleen Sartore	John Drummand
Ken Gallaghee	Erika Stefken
Byrom	Kaley Wright
Yuliya Belova	Jon Wright
Mike Gogola	David Starr
Fred Hall	Oneida Starr
Hector Vera	Kathleen Miller
Terri Klinger	Jason Ornelas
Thomas Smith	Jenny Ornelas
Bob Fitus	Darrel Mason
Marcia Fitus	Debby Mason
Weston Lunsford	Norman Loriner
Cindy Drummond	Joe Chambers
Sandra Myres	

ESTABLISH A QUORUM:

Kevin Etheridge reported that a quorum had been established for the meeting.

David Ellis opened the meeting and announced two (2) Board of Directors seats will be up for election at this meeting. The current Board of Directors were introduced.

APPROVAL OF MINUTES:

Jen Ruffini moved to approve the Annual Meeting Minutes of March 23, 2015. Dave Sartore seconded. Motion passed, unanimously.

PRESIDENTS REPORT:

David Ellis reported that D.R. Horton has now sold all of its lots in Cottonwood. “Children at Play” signs have been added in efforts to slow down traffic. The association continues to purchase street lights as further phases are developed.

ELECTION OF DIRECTORS:

David Ellis and Jen Ruffini have expiring terms on the Board of Directors. Therefore, there are two (2) Board of Directors seats coming open open. Nominees were taken from the floor of the meeting as follows:

Mike Gogola
Jen Ruffini
David Ellis
Joe Chambers
Jon Wright

Nominations were closed.

David Ellis moved that the association increase the number of seats on the Board of Directors from six (6) members to nine (9) members. Manual Valdez seconded. Motion passed, unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the associations Balance Sheet as of February 29, 2016:

Operating Account:	\$28,126.47
Reserve Account:	\$15,228.09

Income Statement (through February)	
Total Revenues:	\$36,368.41
Total Expenses:	\$12,093.70
Net Operating Income:	\$24, 274.71

NEW BUSINESS:

The members in attendance discussed problems with residents and contractors speeding through the neighborhood. Steve Rollo with Timberland Builders indicated that he would discuss this with the builders and subcontractors and residents that can identify speeders should call the Sheriff's Department.

Jeff Hemley reminded the homeowner's that any improvements made on their property must first be approved by the associations Architectural Review Board. A form is available on the associations website, www.cottonwoodhoa.net.

David Ellis reported that the association has recently changed attorneys and that the declarant for Timberland Builders, as the developer is still intact.

Etheridge Property Management will coordinate with Timberland Builders to ensure that Timberland has all of the information they need to provide to new homeowners when they buy homes in Cottonwood, concerning the gate codes and remotes.

The association will be addressing incorrect or deteriorating street signs in early 2016.

Steve Rollo with Timberland Builders indicated that, eventually, a back gate will be put in for Cottonwood as new phases are further completed.

ADJOURNMENT:

There will be no further business. The meeting adjourned at 7:10 p.m.