

# COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION

Annual Meeting / Board of Directors Meeting  
March 20, 2017

## Minutes

### CALLED TO ORDER:

The meeting was called to order at 6:04 p.m.

### OWNER'S ATTENDING:

Geraldine Lawrence Byom

Arlie & Marcie Caman

Joe & Melinda Chambers

Amanda Dykes

Clarence & Martha Edwards

David & Pamela Ellis

Gerard & Julie Fontenot

Frederic & Diane Hall

Linda Janssen

Wayne & Kathleen Miller

Mike Gogola

Sherman & Cheryl Randolph

Charles Ratliff

John & Jennifer Ruffini

David & Colleen Sartore

Ron & Betsy Scott

Thomas & Barbara Smith

William & Marion Stephens

William & Darlene Thomson

Robert & Marcia Titus

David & Lisa Turnage

Manuel Valdez

David Ward

Jon & Deborah Wright

Clint & Amy Barber – PROXY

Larry & Tara Barker – PROXY

Michael & Sharise – PROXY

Green Emerald Homes, LLC – PROXY

Jeffery & Jessica Heilman – PROXY

Cullen McCormick – PROXY

Murry & Kimberly Rutledge – PROXY

### ALSO ATTENDING:

Kevin Etheridge – Association Manager

### ESTABLISHMENT OF A QUORUM:

33 lots were represented by those attending and by proxy. A quorum was not established. Jeff Hemley moved that the Annual Meeting be adjourned. The current Board of Directors remain in place, and since there is a quorum for Board of Directors, the association will move into a Board of Directors Meeting for information purposes for the homeowner's attending. Jon Wright seconded. Motioned passed, unanimously.

### BOARD OF DIRECTORS MEETING:

The Board of Directors Meeting was called to order at 6:15 p.m. President, Mike Gogola, presiding.

Mike covered several topics that were on the forefront of the association business for the past year. Many homeowner's in attendance were concerned with construction traffic. Mike explained that the association has tried to work with its attorney to force the developer to install the back gate so the construction vehicles could use this entrance instead of the main entrance. Mike also discussed the problem with vehicles cutting the corner and damaging the lawn at the entrance. Mike has priced several large, decorative, rocks to impede traffic. Other suggestions were made, regarding this issue, during the meeting, and the Board of Directors will continue to seek a solution.

The Board of Directors discussed lots that were available for a playground. It was noted that Timberland Homes is not interested in selling any of their lots. A clubhouse was also suggested.

#### **ARCHITECTURAL REPORT:**

Jeff Hemley reviewed Architectural Requests, which have been submitted since the last Architectural Meeting.

Many of the homeowner's attending the meeting expressed concerns for boats, RV's, and other recreational vehicles, which are stored behind back yard fences, which are too large to be screened from view. The Board of Directors agreed to take this issue up at its next Board of Directors Meeting.

The Board of Directors has recently obtained more bids for the service contract for the front gate, as the current contractor is challenged when emergency repairs are need and the contractors is not able to provide a service on a timely basis. Johnson Communications was recommended; however, their price is \$2,700.00 per year, versus the Morris Contract, which is \$700.00 per year. After discussion, it was agreed that the association would work out a new contract with Morris for existing gate service.

#### **APPOINTMENT OF NEW DIRECTORS:**

Henry Thompson has sold his property in Cottonwood and has, therefore, resigned from the Board of Directors. The Board of Directors asked for a show of hands of those that were interested in becoming a Board Member to replace the unexpired term of Henry Thompson. David Ellis nominated Fred Hall. Jon Wright seconded. Motion passed, unanimously.

#### **FINANCIAL REPORTS:**

Kevin Etheridge reviewed the association's Financial Reports for the year ending 2016. The association Balance Sheet reflected an Operating Account balance of \$8,055.07 and Reserve Account balance of \$15,233.90 at year end. Kevin Etheridge noted that there were no outstanding association fees at the end of 2016.

Also reviewed were the Financial Statements for the period ending February 28, 2017. The Balance Sheet reflected an Operating Account balance of \$40,936.31 and a Reserve Account Balance of \$15,234.64. The total Revenues for 2017 totaled \$41,353.39 and total Expenses of \$8,471.41.

#### **ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:25 p.m.