

Cottonwood HOA
Board of Directors & ARC Requests
Meeting Minutes
Monday, June 15, 2020

1. Call to order

The meeting was called to order at 5:59pm

2. Directors Attending

David Satore

Jim Bellant

David Ward

Alfonzo Robinson

Jon Wright

Kaley Wright

Weldon Bartush

Jen Ruffini

Sherman Randolph

3. Approval of Minutes

The meeting minutes were read by Alfonso Robinson. A motion to approve was made by David Satore and second by David Ward. The motion was passed unanimously.

4. Old Business

- Our community Spring Yard sale was cancelled so the next community sale will be in the fall, September 12th with back up date September 19th
- Sewage Drains: waiting for the quote from Southern Utility service
- Front entrance Tree quotes: we are still waiting for the county to give a date to come and look at the trees

5. New Business

- Street lights on Iron Gate: Still waiting on Gulf Power to come out. We will be receiving a list of how many of our street lights are leased and how many we own from Ethridge. Changing to all LED our power bill will go up in cost.
- AKE solar company: we are still waiting for the company to pay for the damage to the front gate.
- 4th of July Decorations: David Ellis will be putting up decorations at the front soon for 4th of July
- Back Gate out of order: Johnson communications fixed the back gate issue
- Renters at 5405 Heatherton Rd: they brought in a metal shed when moving in. They received a letter stating in covenants you can't have a metal shed. We are waiting the 48 hrs. to hear back from owners of the house and or the renters.

- HOA past due fees: HOA fees are due the 1st of March, letters go out after the 1st of March if they have not been paid. We had one homeowner pay past dues and the attorney fees. We are down to just 11 homeowners that still owe dues.
- Sherman resigned from the HOA board so we have a seat open.
- Opened the floor to nominations for an open board seat. Fred Hall and Larry Blackwell. Board took a vote and Fred Hall is the newest board member
- We would like to start up a welcome committee: if any homeowner is interested in helping with the welcome committee just email bamaphotomom17@gmail.com.
- Newsletter: the next newsletter should be coming out the end of June. We had a homeowner ask about doing the newsletter online. The problem we have had with that is getting all homeowners email addresses.
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6. Cottonwood Residents questions concerns / Questions for Etheridge

- Food Trucks: some residents don't go on social media so we will now have a sign at front with date of any food trucks
- Neighbor asked about a past approval Oct 15, 2018. She was approved for a shed. She stated she asked at the 2018 meeting about an external garage at a later time and the board said that wouldn't be a problem. It was not noted on the minutes so the board now stated for her to submit an ARC request so we can vote on it. Covenants state you can only have 1 shed / garage.
- Etheridge: went over the financial with everyone at the meeting, Kevin stated he will take Cottonwood back over from Joslin, The yearly budget comes out in October each year for the board to vote on in November, they will start coming into Cottonwood 2 times a month to look for violations, they will send the board the letters before they are mailed out, we asked for the monthly financials to get emailed to the board sooner, HOMEWONERS need to call Etheridge Property Management 850-484-2611 with any issues and not show up at board members houses.

7. ARC Requests

- 5420 Heatherton Rd, Richard Harmer: Tree removal first week of June
Motion to approve was made by Satore and second by Bellant. The motion passed unanimously.
- 9273 Iron Gate Blvd, Weldon Bartush: Planting a tree
Motion to approve was made by Satore and second by Bellant. The motion passed unanimously.
- 5505 Heatherton Rd, Lindsay Dranginis: Shed- Motion to approve was made by Satore and second by Wright. The motion passed unanimously
- 6236 Brighton Lane, Steve Trask Addit (he withdrew his ARC request at this time)

- 9160 Irongate Blvd. Sharla Norris: Solar panel position and placement. Motion to approve was made by Satore and second by Bellant. The motion passed unanimously
- 5600 Heatherton Rd, Richard Dove: Flag Pole. Motion to approve was made by Ruffini and second by Satore. The motion passed unanimously
- 5464 Heatherton Rd, Janis Bollinger, House Generator. Motion to approve was made by Bellant and second by Satore. The motion passed unanimously
- 5405 Heatherton Rd, Green Emerald Homes: Metal Roof Shed Motion was denied. Denied Article III section 3.9 Page 11 in covenants. Shed needs to be removed immediately.
- 6169 Brighton Lane, Ricardo Mohanned: Landscaping Motion to approve was made by Satore and second by Wright. The motion passed unanimously
- 5516 Huntingdon, Mr & Mrs Lambert: Tree Removal Motion to approve was made by Ward and second by Satore. The motion passed unanimously
- 6156 Grey Moss, Jessica Heilman: Fence and gate repair. Motion to approve was made by Bellant and second by Robinson. The motion passed unanimously
- 9186 Iron Gate Blvd, David Watkins: Extra concrete Driveway add-on. Motion to approve was made by Robinson and second by Satore. The motion passed unanimously
- 5744 Heatherton Rd, Alecia Quick: Paint Front Door "Khaki Shade". Motion to approve was made by Bellant and second by Robinson. The motion passed unanimously
- 5405 Heatherton Rd, Green Emerald Homes: Tree Trimming, branches are hitting side of house and roof. Motion to approve was made by Bellant and second by Satore. 4 approved 2 denied
- 5584 Heatherton Rd, Timothy Mayer: Shed. Motion to approve was made by Bellant and second by Ruffini. The motion passed unanimously.
- 5584 Heatherton Rd, Timothy Mayer: Tree removal and trimming. Motion to approve was made by Ward and second by Robinson. The motion passed unanimously

8. Adjournment

There being no further business, the meeting was adjourned at 7:55pm. Motion David Ward and second by David Satore.