

# **COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION**

ARC & Board Meeting

Date: January 16, 2016

Minutes

## **Call to order:**

The meeting was called to order at 5:33 pm.

## **Directors Attending:**

Mike Gogola

Jen Ruffini

Dave Satori

David Ellis

Jeff Hemsley

Joe Chambers

## **Approval of Minutes:**

Motion by: Jeff Hemsley Seconded by: Jen Ruffini

## **ARC Requests:**

- 5727 Heatherton Rd – Pool and Spa

- Jen made motion to approve. Joe seconded the motion and it passed unanimously.

- 5687 Heatherton Rd – New Home (Re-approval from 2014) (Dan Harrington)

-Jeff made motion to approve, Joe seconded the motion and it passed unanimously with the following stipulations:

- New Home –
  - a. All trash and left over construction material will be placed in appropriate waste containers daily and no waste containers or porta potties will be placed on the road way at any time.
  - b. The Board reserves the right to impose a deposit if required due to repeat violations of community covenants or construction issues that are a nuisance or detriment to the community.
  - c. No Construction will commence before 6 am or continue beyond 6 pm M-F and 8 am to 6 pm Saturday and Sunday.
  - d. Must comply with plans submitted
  - e. Must comply with all covenant restrictions and county requirements.
  - f. Must be a Single-family dwellings only
  - g. Owners may not subdivide or separate any lot into a smaller lot
  - h. Owners may not combine two or more lots for a single home site
  - i. Minimum Floor Space - Each single-story dwelling located on a lot must contain at least 2000 sq. ft of floor area and each multi-story dwelling must contain at least 2400 sq. ft. of floor area of which 1400 sq. ft must be on the first floor. Floor area does not include garages, porches, terraces or patios.
  - j. Garage – Unless otherwise specifically approved by the ARC, no building may be constructed Separate and apart from the dwelling. Each dwelling must have an enclosed side entry garage to accommodate at least two and not more the four cars. No carports are permitted. Without the prior written approval of the ARC, no garage may be enclosed permanently or converted to another use without the substitution of another garage on the lot meeting the requirements of the declaration.
  - k. Driveways – All lots must have a paved driveway of stable and permanent construction extending from the adjacent street to the dwelling. All driveways must be concrete or other approved on material.

- l. Exterior Color and Materials – The color and materials of all exterior surfaces will be subject to approval of the ARC. The ARC may promulgate a list of approved colors and materials for this purpose. This restriction includes window tints and films.
- m. Roofs –Roofs shall have a minimum of “7 on 12” pitch and be made of 30 year minimum dimensional shingles.
- n. Utility Connections – Connections for all utilities, including, but not limited to water, sewage electricity, telephone, and television must be run underground from the connecting point there from to the dwelling in such a manner as is acceptable to the respective utility authority or company and the ARC. Wells may be installed only for irrigation purposes.
- o. Mailboxes – All mailboxes, paper boxes or other receptacles of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or permitted in only the location approved by the ARC and must be constructed according to a size, design, and material approved by the ARC. The ARC may specify a particular brand and model of mailbox and should it do so each owner shall be required to install a mailbox model so specified.
- p. Must comply with all county ordinances and the Cottonwood Covenants and Rules.

**Business:**

1. **MSBU Conversion** – We are in the process of submitting our application. It will need to be approved by the county and by the community and will take around a year to complete.
2. **North Gate** – Mike spoke to Timberland and was told that the North Gate would probably open sometime before the end of the year. A recommendation was made to refer this to legal due to the continued damage to our front entrance and as a result of the property damage on Heatherton to the mailbox and fire hydrant. It was also recommended

- that the board pursue the purchase of a large decorative rock to be placed at the front entrance to prevent further damage.
3. A question from a new home owner was taken from the floor. The home owner wanted to know if he needed to submit an ARC request for the installation of a solar pool heater and solar panels for the home. He was advised that an ARC was required but that solar panels were permitted by state law.
  4. **Newsletter** – A new newsletter is being prepared and will include a request for volunteers for a Christmas decorating committee, MSBU process details, Advisement to home owners to clean all driveways and curbs as well as placement of garbage cans, trailers and RVs, a picture of the Board of Directors that includes their names and the removal of signs being placed in front yards for advertisement.
  5. **Dead End Signs** – Jen requested that signs be placed at the intersection of Heatherton and Broadfield Court to warn large trucks that there is a dead end.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:04 pm.

Motion: Dave Sartore

Second Motion: David Ellis