

COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION

ARC & Board Meeting

Date: August 15th, 2016

Minutes

Call to order:

The meeting was called to order at 5:31 pm.

Directors Attending:

Mike Gogola

Jen Ruffini

Jon Wright

Manuel Valdez

Dave Satori

David Ellis

Jeff Hemsley

Approval of Minutes:

Previous minutes read by Jon Wright

Motion by: Jeff Hemsley Seconded by: Jen Ruffini

ARC Requests:

****Discussed ARC Conveyances, temporary structures, above ground pools, mosquito spraying, speeding on Heatherton – need to address information and make decisions.****

****Discussed Swing Set; Val suggested get with the neighbors around owner on Brighton Lane to see if they don't like it. Jeff said he doesn't think that it is legal to do what Val recommended. Swing Set would have to be strapped down, Put general guidelines of set footage (height limit). ****

- 9209 Iron Gate Blvd. – Timberland Request – 20 X 20 Shingle (Back yard building with Garage Door, attached garage shed – **Conditions: Must be Brick and must match the house. (Phase 2 regulations)**
 - Jeff made motion to approve private fence. Jon seconded the motion and it passed unanimously.

- 5420 Heatherton Road – Harmer – Pool Enclosure – 150 Wind Code
 - Jen made motion to approve repairing the privacy fence. Jon seconded the motion and it passed unanimously.

- 5510 Huntington – Troyer – Shed – Pre Fab – 12 X 16 Hardy Board/Siding. **Conditions – Must have a fence, must be anchored to the ground for hurricane protection, No plumbing is allowed. .**
 - Jen made motion to approve the Pre Fab Shed. Jon seconded the motion and it passed unanimously.

- 6161 Brighton Lane – Rob Longhurst – Swing set for his children. 12 feet tall.
 - Jeff made a motion to approve the Swing set. Jen seconded the motion. Jon voted against the approval. Jeff approved (tie breaker). **Conditions – Must be anchored to the ground.**

- 5648 Heatherton Road – David Turnage – Shed (Pre Fab), Shake Shingled / Painted similar color to house. **Conditions – Prefab buildings are allowed only for who already have a fence installed. Building will need normal shingles like the ones on your house. No Plumbing is allowed according to covenants.**
 - Jen made a motion to approve the Pre Fab Shed. Jon seconded the motion and it passed unanimously.

NEW Business:

Approval of Board Minutes:

Minutes read by Mike Gogola

1. Holding Pond Damage - Steve Rollo – Timberland President will repair the retention pond for us, as soon as the other retention pond is completed.
Still Pending
2. Welcome committee- Fred, Jessica Powers. **Checking on two addresses (new residents – 9121 Iron Gate / 6098 Brighton Lane)**
3. Get in contact with our front lawn care company to see what they are responsible for at front gates. **Front Lawn Damage has occurred again, stated it would be fixed by Representative of Timberland. FIXED (STILL PENDING ON CONTACTING LAWN CARE)**
4. DR. Horton request for the fence in the front is still being worked on. Mike stated at the meeting phone calls have been made and waiting to hear back.
STILL PENDING
5. 9087 Iron Gate Blvd – regarding the temporary structure on her property (gazebo). It was approved for a letter to be sent to the property owner from HOA attorney to comply. **Kevin E. is going to send another letter to owner.**
6. Temporary Structure – regarding the above ground pool, discussed and approved an ARC request for one.
7. Back gate – Timberland will take care of it; **still Pending**
8. Discussed about getting a break on taxes due to Cottonwood owning the roads. Val will follow up – **Val went to property tax office, tax office stated we don't get discount on road maintenance. Only state gives discounts for that. Can get with MSBU to help with property taxes and reduce taxes. We would have to change from a gated/private community. Mike will follow up on this.**
9. 911 opens front gate for emergency (police/ambulance etc).
10. People dumping trash in the back of the neighborhood in the Construction zones. **Mike is going to address this issue.**

11. Discussed Kevin E. contacting Mosquito control for them to spray in Cottonwood Subdivision. **Mike followed up on this; decided it was not going to be done this year.**
12. Follow up with Lawn Service regarding cutting trees in the front entrance of subdivision; Crape Myrtle needs to be repaired; **Mike will follow up**
13. Please make sure that all board members are on all the board emails and the ARC members are on all of the ARC emails.
14. 6177 Brighton Lane – Shed/Fence – Mike will follow up with Steve Rollo about submitting a formal ARC request.
15. One of the cameras in the front entrance is not working properly, David stated that we needed to get the camera people to come out and replace exit camera (leaving subdivision). **Kevin Etheridge will follow up with this.**
16. Annual Yard Sale is the last week in September (**September 24th**); Mike will follow up with this.
17. Justin Russell (5711 Heatherton Road) stated that he paid his HOA fees (sent to Etheridge Property Management). He stated that he received a certified letter stating that the payment was never received. Justin brought cancelled check showing that the check was sent in. **Waived attorney fees and any other fees (interest).**
18. Spoke about getting confirmation sent to Mike Gogola on who gets certified letters sent out to them for not paying HOA fees, as a heads up.
19. Spoke about speeding in neighborhood. Mike stated that if you see any speeders to please get car information and give it to him and he would handle the situation.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:10 pm.

Motion: David Ellis

Second Motion: Jeff Hemsley