

HOA Meeting Minutes  
October 31, 2018  
Cottonwood Square & Commons Clubhouse

In Attendance:

David Steinke, Kinney Management  
Paula White, Board Vice President  
Janie MacIntosh, Interim Board President  
Tony Bianco, Secretary of Board

13 individual home owners were present

The meeting was called to order by David Steinke from Kinney Management at 6:10 p.m.

First business was introduction of board members to the group in attendance. It was noted that the former board president, Ken Krusensterna, had recently passed away.

Discussion of items on the income statement ensued. David Steinke also explained Sentinel Servicing to the group and the costs involved.

(a). Under old business, there was a brief discussion regarding dead or dying plants, and it was mentioned that the same landscaping company has been providing service for eight years. It was also noted that over the years there were five different builders adding homes, which accounts for the variety of trees and landscaping concepts.

(b). New signs will be posted in some areas, noting 24-hour parking restrictions. Orange warning stickers will be placed on noncompliant vehicles.

(c). There was also brief discussion regarding on-street parking.

(d). A new sign will be posted noting 12 is the seating capacity for the clubhouse.

(e). Board members discussed posting contractors on the website. It was suggested that a disclaimer be added that neither Kinney Management nor any HOA board member personally recommended these companies. It will be only those who have been used by various residents and are to be listed only for the resident's convenience. More than one homeowner present indicated they would like to be able to look at such a list on the website.

Attendees were also advised at this time about using the website to make the monthly HOA payments.

(f). Regarding the planned gravel work to be done by ABG, it was noted that three locations had been approved but the work has not yet been done. David Steinke has been discussing this issue with Charlie, the company owner.

(a). Under new business, it was noted that Tom's Pool Service had been purchased by a company from Phoenix. We were told there would be no change in the services provided.

(b). There was discussion regarding replacement of some of the gazebo seating. David Steinke had received a quote of \$1200 per bench seat. It was mentioned that there was the possibility of just replacing portions at a much lower cost than replacing the entire bench. That will be investigated and the results are to be reported back to David Steinke so that the board can then decide the best option at a future meeting.

(c). There is a new contract for trash hauling. We have been advised this contract is automatically renewed in three-year increments and should be reviewed in three years during the month of February. There is only a 90-day window at that time to elect to renew or select a different company. (Note) It was mentioned this should be placed on a calendar to review that contract prior to then.

(d). Regarding the resurfacing of the streets, by Mulcare, the company appears to have been quite busy. It may be too cold already this year to have the work done, but getting the quote yet this year could enable us to be moved up on the list as soon as weather permits.

(e). Members have elected to purchase less expensive doggie bags due to the fact that entire rolls have been stolen.

(f). During a discussion regarding animal waste, it was noted that we pay a nominal fee for a company to come into the complex and pick that up as a service to the residents. It was mentioned that non-residents are suspected of walking their dogs in our area and could be the cause of the problems involved.

(g). Inexpensive small dog waste cans have been purchased that are to be mounted onto posts.

(h). The group was informed of the Board of Directors elections for 3-5 potential positions in January of 2019.

(i). Everyone was advised of the election paperwork available at the entrance of this meeting.

During open discussion, a homeowner expressed concerned because he noticed that the hot tub pump was still on. David Steinke explained the reasons why the water still needed to be filtered.

More than one homeowner present mentioned wanting to paint. It was agreed that the board members would make available information regarding the color wheel of acceptable colors. Steinke mentioned that he did have a color wheel showing the acceptable colors and advised owners to use the architectural change form for any deviation they wanted to make.

A resident had been told by a neighbor that there was to be more parking areas created. This was incorrect. A discussion ensued regarding parking issues.

There was conversation regarding the number of rental units in the area and that property owners are required to register their tenants.

David Steinke reminded attendees that we have a neighborhood watch in place and everyone was asked to do their part in keeping our area a safe place.

Two residents indicated they would like to be more involved, and their names were noted.

The motion was made to adjourn by Tony Bianco and was seconded. The meeting adjourned at 7:20 p.m.