

**COTT SQUARE COMMONS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

December 11th, 2024 at 6:30 PM

At the Clubhouse at CSCHOA and ZOOM

MINUTES

I. CALL TO ORDER:

Dr. Beverly Lawrence called the meeting to order at **6:45 PM**.

II. DETERMINATION OF QUORUM:

Quorum was met with the presence of the following board members:

- Beverly
- Linda
- Babette
- Kareem
- Shane (via phone)
- One homeowner in attendance (Magnus via Zoom)

III. MINUTES:

Approval of **November 13, 2024** BOD Meeting Minutes was postponed as they were not yet available.

IV. FINANCIALS:

Approval of **October 2024 financials** was deferred to a later date due to pending review.

V. OLD BUSINESS:

N/A

VI. NEW BUSINESS:

a. Irrigation Bid from AIM - Discussion and Vote

- The board discussed a **\$68,097 bid** from AIM Arizona for a comprehensive irrigation system upgrade.

- A **detailed analysis was conducted for \$2,000**, identifying inefficiencies and necessary repairs.
- The proposal includes replacing old tubing to prevent leaks and reduce excessive water expenses.
- Concerns were raised about **landscaping obstructions** affecting the irrigation system; maintenance is already underway to address these issues.
- **Discussion of funding options** included:
 - Potential **HOA dues increase** of \$6/month per homeowner to restore previous reserve contributions.
 - Alternative funding through a **one-time assessment**.
- The board explored the possibility of **quarterly maintenance visits** from AIM Arizona for ongoing system oversight.
- A final vote on the irrigation bid from AIM for \$68,097 total was motioned by Babette. Linda seconded it. Board approved unanimously.

VII. OPEN FORUM:

- **Landscaping and Maintenance:** Concerns about weeds and shrubbery maintenance were discussed, with a need for better accountability from landscapers.
- **Plant Selection:** Proposal to consult with a local nursery (River Road) for expert guidance on low-water, drought-resistant plants for future landscaping improvements.
- **Homeowner Feedback:** Some homeowners expressed willingness to contribute to a one-time assessment if necessary to cover irrigation costs.

VIII. NEXT MEETING DATE:

To be determined.

IX. ADJOURNMENT:

The meeting was adjourned at **7:36pm**.