

Cottonwood Commons Community Association – CSCNHOA Board of Directors Meetings

Monday, April 8th, 2024 - Held VIA ZOOM - 6:12 pm

Meeting Minutes

In attendance: Earl Brendle, Shane Ray, Linda Tarvydas, Dr. Beverly Lawrence, Barry Jones

1. Call to order by Earl Brendle at 6:30
2. Determination of Quorum by Shane Ray representing HOAMCO explained the protocol for the meeting- There were only four out of the six board members present: Earl Brendle, Barry Jones, Linda Tarvydas, and Dr. Beverly Lawrence - four other community members were in attendance
3. Motion to Approve Prior Meeting Minutes – Earl Brendle
4. Earl Brendle Introduced the new board members & reviewed committees:
Landscape Earl Brendle, Barry Jones
Parking – Maria Cavendish & “Dr. Beverly”
Compliance/Architectural – Linda Tarvydas & Babette Cubitt
Pool – Linda Tarvydas & Earl Brendle
Entertainment – still looking for Volunteers – not established at this time

Explain Board members, positions, and length of commitment.

Earl Brendle, current and past President – 1 year to serve

Dr. Beverly Lawrence VP – 2 years

Barry Jones – Treasure 2 years

Babette Cubitt Secretary 1 year

Linda Travydas – 1 year member at large

Maria Cavendish – 2 years members at large

A homeowner expressed a desire to have a community yard sale. Earl encouraged her to wait until we addressed some more pressing concerns, such as the pool and landscaping. A suggestion was made to review in June.

Minutes from August 2023- January 2024 - **Earl motioned to approve minutes as presented. Dr. Beverly Lawrence seconded. The motion passed unanimously.**

Earl motioned to approve minutes as presented from the December 2023 Year End financials. Dr. Beverly Lawrence seconded. The motion passed unanimously.

Earl motioned to approve as presented January 2024 – February 20234. Dr. Beverly Lawrence seconded. The motion passed unanimously.

New Business:

- It was approved to move ½ of the reserve account monies into a 7-month risk-free CD – to Earn a higher rate of interest than we are currently earning in the savings account – **Earl made the motion. Dr. Beverly Lawrence seconded – approved unanimously**
- Dr. Beverly Lawrence suggested we should double-check to make sure we are doubly insured and if we need two different banks – Earl asked that we approve a \$150,000 reserve move into a CD, and he would make sure we meet FDIC requirements – **Beverly made the motion. Barry Jones seconded. Approved unanimously**
- New Reserve Study was approved with Strategic Reserves costing \$3,597.00 - **Who made the motion? Linda Tarvydas seconded. approved unanimously**
- Current landscaping will be given the proper 30 notice of termination – **Who made the motion and who seconded and approved unanimously**
- The New Landscaper, once approved, will come for two days each week and address all landscaping duties for the whole complex at one time – Barry & Earl will meet with the landscaper again to review expectations before signing a contract.
- Looking into the elimination of visitor parking to open more spots for residents
- HOAMCO will be responsible for enforcing the new parking rules
- Informational discussions – CC&R compliance to be given to HOAMCO – trash left out front, roofs tile in general, street numbers looking aged, addressing if they need to be replaced,
- Lattice work not painted to match home, broken windows, screens & blinds trying to let residence know what is acceptable. Warning letters will be issued, and HOAMCO has a compliance officer inspecting for violations.

Earl Brendle Open Forum:

There were no comments from the rest of the community.

Jesus Jose Colemenares thanked the board for all we were doing. He also restated landscaping concerns around his property, such as wind, drainage, etc. Earl Brendle assured Mr. Colemenares that we take the landscaping issues seriously and will address them as we can afford to.

Adjournment – 732pm