

Cottonwood Square & Commons
HOMEOWNERS ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

October 23, 2019

In Attendance:

Lori McNerlin, Kinney Management
Paula White, Board Vice President
Janie MacIntosh, Board President
John LeDoux, Voting Member
Joshua Nelson, Voting Member

Absent: Tony Bianco

- I The meeting was called to order at 6:45 p.m.
- II OLD BUSINESS
 - a. The board had received a request for the designation of one handicap parking space in the pool parking lot. It was decided that due to the limited parking space in general, to designate one spot anywhere for handicap parking would further limit parking for others. There would be no guarantee that the person who requested the space would be the only person who would be eligible to park there. One of the pool monitors offered they would allow this person to park behind them when she chose to come to the pool, thus giving her easy access.
 - b. We have previously discussed putting contractors and service providers on the website. They will only be those who complex residents have used and were recommended by more than one resident. Neither the HOA nor Kinney Management endorse or recommend these vendors. We wanted to provide a service for residents new to the area and who may not know a reliable company to contact. It is recommended that residents only use licensed insured contractors.
 - c. There had been previous discussion regarding an attempt to create more parking spaces utilizing the area near our mailboxes. It was reported this is not feasible due to the extent of underground irrigation in these areas.
 - d. Board member, John LeDoux, shared information regarding the proposed street repairs. He made us all aware of the extremely expensive costs involved to have everything brought up to the standards we all would like. Rather than paying for another coating, the board agreed to postpone any street work to a future year when the funds could be

available in the budget to make the numerous repairs. Because we were unwilling to impose what could constitute a substantial levy on each home in order to complete this work at this time.

- e. In view of budget constraints and the need to set aside additional funds the board agreed to not hire a handyman at this time.

III. New Business:

- a. Board member Paula White initially spoke about how well the five-member board has worked together this year and the extent of the repairs and the many changes that have been implemented. Paula is the longest residing board member having served as a volunteer for over 6 years.
- b. Board member Janie MacIntosh talked about how this board has been able to get more of the community members involved beginning with the creation of an official design review committee (aka Agricultural committee).
It was discussed that we are now in the process of recruiting members for the creation of a Social Committee in order to have HOA sponsored social events beginning with a cookie exchange scheduled for Dec. 20 at 6 pm. We are currently also in need of one more volunteer for the Design Review Committee.
- c. There was discussion regarding the enforcement of our CCRs involving homeowners maintaining the paint on their homes and keeping in compliance with the approved colors. We have successfully improved the appearance of our complex in many areas in this manner and home values and sale prices of the homes in CSC have increased substantially.
- d. Janie reported that she has been working with the company who maintains our website (cschoa.com). This website has been completely redesigned and offers homeowners and potential buyers' more up-to-date information. One additional feature is a portal where homeowners can type in a request for information, and it will now be automatically immediately sent to two board members and Lori, our Kinney management representative. This provides homeowners an easier and faster way to get a response or submit a request.
- e. Lori McNerlin from Kinney management explained Senate Bill 1531 which will take effect at the beginning of 2020. This new law requires that each homeowner be notified on a monthly basis when the HOA fees are to due. This means there will be no more coupon books. This also increases our costs; however, homeowners can request to receive these notifications electronically which will reduce our costs somewhat.

- f. Board member Joshua Nelson, shared how he and Janie totally revised and updated the Pool Key Database. Joshua has worked daily with the pool monitors during the summer months when the pool was open and implemented many changes in the rules with the intent of making our swimming area more conducive for family fun. Everyone appreciated his efforts.

Joshua told the group about the repairs needed for the pool which involve draining and acid washing the pool, pressure washing and painting the pool deck and changing the sand filters in the pool and the hot tub. There are no records of these filters being changed. We have signed an agreement with vortex pools to complete this work in the spring prior to opening the pool for the season.

- g. Board member John LeDoux went over a long list of accomplishments this board has completed for 2019. We have all worked very hard to update records and complete work projects that have been left undone in the past. The group was told the previous president died and his records were inadvertently lost. David Steinke who had been our representative from Kinney Management retired due to health issues. So much team work and research had to be done in order to identify problems that needed to be addressed.

John also told the group he contacted several professional painters in order to get the best buy for the HOA in regards to having the exterior walls painted. In keeping with our efforts to maintain the appearance of our community, we have signed an agreement to have the common area exterior walls painted in February. Trees and shrubs near the walls will need to be trimmed back. Arizona Botanical will continue trimming tress shrubs.

- h. Board President, Janie MacIntosh, told the group about our increased expenditures and explained the numerous reasons for the monthly dues increase in 2020. She reminded the members that the dues were 105 dollars in 2008, which was eleven years ago. During that time, the dues were raised to \$115 for two years and then put back down to 105. A decision which basically reduced our budget by approximately \$40,000. We added back the ten dollars and added an increase of \$5 Bringing the total monthly dues to \$120.00.

Janie reminded the group also that the minimum wage will increase to \$12 per hour in 2020 in Arizona. This not only increases the costs for our pool monitors but also has resulted in an increase in the costs from some of our vendors, because they too have to pay their employees more next year.

When the meeting was adjourned, those in attendance gave the board members a round of applause for the hard work that was done to maintain and increase the value of our homes many of which have

now been sold in the \$200,00 plus range, and for the personal commitment of hard work from each board member.

The next general board meeting was scheduled for January 29th at 6:30 p.m.

The meeting was adjourned at approximately 8:00 p.m.