

April 20, 2023

Meeting was called to order by David Usher, President of Cottonwood Farm Homeowner's Association. It was called to order at 6:31 pm.

Attendance: David Usher, Ali Sevier, David Dawkins, Kim Truitt, Keith Davis, Josh Hartman, Adam Armoudian and Brenda Usher

Old Business

Pool:

- The fountain has been repaired and paid for.
- David Usher asked if there will be one big cover for both pools or one pool cover for each pool (so two pool covers). Keith Davis is checking into this to report back at next board meeting.
- Alyssa has asked for an increase in pay for the person who closes the pool daily once we open the pool because that shift takes longer than the other three shifts. Currently, we pay \$6.25 per shift. It was decided that the first three shifts would be paid \$6.25 and the last shift would be paid \$10.00. David Dawkins' nephew will work with Alyssa to get all the shifts covered. David Usher made a motion to hire David Dawkins' nephew and Keith Davis seconded.
- Ali has printed up the sign-up sheets for the neighborhood HOA meeting on Thursday, April 27. These are to sign-up to reserve and rent the pool.
- Thank you to Josh Hartman for filling up the pool!
- The pool will be open starting Memorial Day Weekend and will close Labor Day Weekend.
- Key fobs will be deactivated on homeowner's that are past due on their HOA fees. Once the fees are caught up, the fob will be reactivated. If you lose your key, you must pay \$25 for a new one. It was decided that the rental properties will get a new key with the old key being deactivated each year since you must sign a contract that you will adhere to pool rules and we wanted to make sure if someone new moved into the neighborhood, they were aware of the rules.
- Ali indicated that the radio station that plays at the pool will be changed (most likely to 104.6).
- Adam is looking into the board using the pool company's lock box.
- Pool hours will stay the same.
- We need to be thinking about changing the phone situation at the pool

Server Decision:

- David Usher asked what was the latest on the server situation. Ali will pay for next month. Adam needs to come back with an action on this at the next board meeting.

Delinquent Dues:

- Two homes are needing a payment plan (because they owe several thousands of dollars in past dues) sent to them. Adam suggested using the lawyer (Bryan) to send out a letter. David Usher made a motion to go with Bryan and paying him no more than \$450 to help us with these past dues. Ali seconded. It was also moved to remove the 6.5% interest on the payment plan. Josh and Ali will take care of sending out letters to the houses that owe \$830 in HOA fees.

Financials from Adam were submitted to the board dated March 31, 2023. These will be gone over in the neighborhood HOA meeting.

New Business

Neighbor Complaint:

- David Usher shared that he had been contacted about a complaint in the neighborhood and wanted to let us know.

Annual Neighborhood HOA Meeting:

- Signs will be put out this weekend for the neighborhood meeting.
- Ali went over the agenda for the neighborhood meeting coming up.

Accent Lighting at Entrance:

- David Usher is going to talk to the landscaping company about putting up lighting on the trees near the entrance by the pool and what it would cost.

Garage Sale:

- It was agreed that we should have the neighborhood garage sale the same time every year (the first part of June).

Meeting was adjourned by David Usher at 8:20 pm.