

February 15, 2023

Meeting was called to order by David Usher (virtually), President of Cottonwood Farm Homeowner's Association. It was called to order at 6:35 pm.

Attendance: David Usher, Brenda Usher, Ali Sevier, Adam Armoudain, David Dawkins, Keith Davis and Kim Truitt

### **Old Business**

Website Host--Square seems to have the best price for the website host. Adam made a motion that we pay monthly rather than a yearly fee since there wasn't much of a price difference and that we revisit this in April. Ali seconded and all were in favor.

Pool—The Maintenance Agreement with NW Pool Management was submitted and reviewed by the board. It must be signed and returned by February 25, 2023. It was discussed that their price has increased but that they have done a great job for us in the past. So after much discussion, David Usher made a motion to continue with this company and Ali seconded. All agreed.

Pool—Bids have been submitted for new covers for the pools and resurfacing by several companies. It was decided that the HOA board would like more time to look over the bids. The board would like to see about starting all of the work in September after the pool has closed for the winter. Keith Davis will talk to the pool companies and to the builder of Crestone to see who did their pool and what they thought about it. David Usher made a motion to table until we can research this more. Keith Davis seconded and all were in favor.

Pool—One of the ladies (Rachel) who cleaned, checked the pool, checked the bathroom, set the radio, etc. daily will no longer be helping in this capacity. Alyssa will continue to work in this capacity. It must be done daily while the pool is open. At least one more person is needed to help. It was suggested that maybe we could get three or four people that Alyssa could supervise. Ali is going to talk to Alyssa and see what she thinks will work best.

Pool—We are looking at having a neighborhood meeting on April 25. Among things taken care of at this meeting would be pool rentals and pool passes. We are checking with several locations to see if we may be able to hold an inside meeting there that could hold many people. David Dawkins was going to check with the church nearby and Kim Truitt was going to check with her church but it is further away.

Welcome Committee—Brenda Usher presented (virtually) what she plans to put in welcome bags. It was discussed that we would retroactively give welcome bags to new homeowners from September 2022 on. Adam Armoudain will need to get an updated list from Carol. Ali will post something on our neighborhood Facebook page about anyone willing to help Brenda to contact a board member or Brenda. Keith Davis made a motion to approve a budget of \$10 to \$15 for the welcome bags. David Dawkins seconded and all were in favor.

Additional Board Members—Kim Truitt is board secretary; Josh Hartman is member-at-large; and Mindy Price is member-at-large. The board now is comprised of David Usher, President; Ali Sevier, Vice-President; David Dawkins, Treasurer; Kim Truitt, Secretary; Keith Davis, Member-at-large; Adam Armoudain, Member-at-large; Josh Hartman, Member-at-large; Mindy Price, Member-at-large; Brenda Usher, Welcome Committee Head. We now have a full board! David Dawkins and Keith Davis are who you call for pool questions.

Unpaid HOA dues—Two houses are past due and have judgements on them. Adam said they are trying to set up a payment plan. David Usher will check with some attorneys on what it would look like to get garnishments as these people owe significant amounts of money.

Location Options for future Board Meetings—It was suggested we rotate meetings between board members' houses and all agreed. The next meeting on March 21, 2023 will be at Kim Truitt's home at 6:30 pm.

## **New Business**

Speeding Issue—the board is looking at getting more police patrols in the area.

Dog Park—Keith Davis suggested looking at adding a dog park to our neighborhood.

Adam brought up that we may have to look at raising our HOA fees again as the pool work will take a huge chunk of our HOA money and we want to have plenty of money in reserves, if needed. David Usher suggested that maybe we need a long range committee to look at and bring suggestions to the board on this.

Minutes are being submitted to the board for approval and will be posted once accepted. The meeting was adjourned at 8:20 pm.

