

**COTTAGES AT CRESCENT PARK HOMEOWNERS ASSOCIATION 2020 ANNUAL MEETING
AND
BUDGET RATIFICATION MEETING
DECEMBER 3, 2020
VIRTUAL MEETING**

Community: Cottages at Crescent Park HOA
Meeting Date: December 3, 2020, 6:00 pm
Location: Virtual meeting
Present: Officers: Richard Smith, Ann Fazzini, Steve Denman
Residents: Don Kronig, Christina Simpson, David Lippman, and Elaine Selsberg.
HOA Management: Ron Kahn
Reported by: Ann Fazzini, Secretary/Treasurer
Date of Report: December 3, 2020

BUDGET RATIFICATION MEETING:

- I. Call to Order & Roll Call - The meeting was called to order at 6:00 pm by Richard Smith.
- II. Motion to Approve the Budget – The budget was automatically ratified because less than 10 people attended the meeting.
- III. Adjournment. After a motion was made and seconded, the budget ratification meeting was adjourned.

ANNUAL MEETING:

- I. Call to Order and Verification of Quorum. The annual meeting was called to order at 6:02 by Rich. A quorum was present.
- II. Introductions of Board Members and Management. Noted.
- III. Homeowner Approval of Minutes from the December 5, 2019, annual meeting. Rich motioned to approve the minutes. Steve Seconded. Minutes were approved.

IV. President's Report.

A. Recap of Past year – Rich listed the decisions/actions of the Board during the year:

- All of the maple trees trimmed. There were problems with branches twisting, etc., so the trees were trimmed.
- The Board contacted Colorado State University (CSU) extension seeking guidance on treating the chlorosis of the maple trees. CSU recommended an iron treatment of the trees. The Board acquired the iron and performed the chlorosis treatment of the maple trees.
- Several fences were repaired.

- Mulch was purchased and distributed among the homes by the landscaper.
- Ash borer injections of some trees has occurred.
- Approved the removal of two trees that have died. The dead trees will be removed and stumps ground down.
- Approved new light fixtures for walkway. Many are broken and we are unable to get parts for them. The lights burn out frequently, and are difficult to repair. As a result, new lights were approved.

B. Look ahead. The Board is responsible, in part, for: fences, asphalt paving, concrete paving in back, mulch, trees, landscaping. Rich gave an overview on how frequently these activities occur based on past history.

V. Treasurer's Report: Steve shared that the Board looked carefully at the proposed budget, the amount in the Reserve Fund, and all expenditures. The amount in the Reserve Fund \$15,700. In order to build the Reserve Fund next year, monthly dues will increase to \$240 a month.

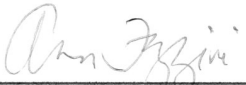
VI. Board Elections. The board position currently filled by Rich was up for a vote this year. Steve made a motion that Rich be confirmed as a board member. Ann seconded.

VII. Owner's Forum. Richard opened the floor for general comments/concerns.

Christina asked if there was any decision on the grid vs. no-grid window replacement. Ann shared the request for clear windows has been withdrawn.

VIII. Adjournment. Rich moved to Adjourn. Don seconded. Meeting was adjourned at 6:28 p.m.

Submitted for approval:

 12.30.21

 Ann Fazzini, Secretary Date