**Cottonwood Bluffs HOA Annual Meeting**

**April 20, 2023**

The meeting of the Cottonwood Bluffs HOA Annual Meeting was called to order by President Patricia Justice at 6:40pm.

Roll call was taken to determine if we had a quorum. Per our bylaws a quorum consists of 40% of the HOA membership, i.e. a minimum of 16 residences. In attendance were 12 households with 7 proxies totally 19. A quorum was achieved.

The minutes from June 9, 2022 were read. A request to strike mention of a HOA easement access trail leading to the river. For clarification, there is no easement or common access trail. (The Board later determined that striking mention from the minutes was not appropriate due to it being an item mentioned at the June 2022 meeting). It was moved and seconded to approve the minutes.

The 2022 financials were presented and a question was raised regarding the income and the cash forward. After much discussion an acceptable explanation of the bank account balances and an understanding was reached at which time they were accepted as presented.

The proposed budget was submitted and a discussion ensued based on $4920 of income from HOA dues.

It was mentioned that the HOA is now using Peaceful Valley for our landscaping at a considerable cost savings.

The HOA insurance was also updated to include Board liability which wasn’t part of the original policy and was out of compliance with our governing documents.

Cottonwood Bluffs website, CottonwoodBluffsHOA.com, was updated and all information was made current.

There was mention of the $5 monthly bank charge for online access

In 2016 it had been approved that an increase of $10 in association dues would go to the reserve account thus increasing dues from $100 annually to $110. The Board approved an additional increase for 2023 of $10. Dues are currently $120. As of this meeting the association approved another change in the amount deposited to reserve. For the net income in excess of $400 at the end of the fiscal year, that amount would be transferred from the operating account into the reserve account on April 1st of the subsequent year.

Bids for hiring an HOA management company were obtained and the Board decided to abandon the idea to the high cost.

New business:

The suggestion of getting signage for posting of association notices was made. Various ideas were made including a sandwich board and a stand-alone that went into the ground. The mention of permanent casings on the mailboxes in which notices could be placed inside and removed was met with a positive approval. No final decision was made and will be looked into by the Board.

It was suggested we consider an association yard sale for any interested homeowner the first week of May.

A complaint was made about a black SUV leaking oil in front of 323 Mayku Way. The Board will address this issue with the homeowner.

Brad and Mary offered to paint the base of the mailbox near Gene and Pat’s.

Charlotte brought up the weeds in the cracks in the streets. Trisha will send out notices and will check with the County as to whose responsibility it is.

Armella brought up that there was a section of the sidewalk in front of her place that was uneven creating a tripping hazard. Trisha offered to look into the matter with the County.

Brad and Mary mentioned their issue with the doves leaving excrement on their patio. Unfortunately there is nothing that can be done to alleviate the problem.

Julie Grode was elected to the position of Secretary and Brad was voted onto the Board.

Meeting adjourned at 7:47pm.

Submitted by Gregory Cash

**Note: At the Board meeting held April 21, 2023, Gregory Cash assumed the position of Vice President after the resignation of Olan Clark.**