

COTTONWOOD MEADOWS HOMEOWNERS ASSOCIATION
Annual Membership Meeting
October 17, 2009

The Annual Meeting of the Membership for the Cottonwood Meadows Homeowner's Association was held at Widefield High School in Colorado Springs, Colorado. Quorum was not established. Board members were all present. Also present was Tracy Schneider of Diversified Property Management.

I. Call to Order

Board President George Coleman called the meeting to order at 10:15 a.m.

II. Introduction of Officers

1. President George Coleman
2. Vice President Maggie Sawyer
3. Treasurer Randi Leimkuhl
4. Member-at-Large Brent Tutton

III. New Business

- a) 2010 Budget was not discussed so is accepted
- b) Security Lighting at Fontaine Blvd & Cottonwood Grove
 - Option 1 - \$5557 Mtn View Electric installs electrical and fiberglass pole with light
 - Option 2 - \$7410 Mtn View Electric installs a line & a meter (pedestal)only; HOA installs the light at their expense

Board member Randi Leimkuhl explained the cost difference for Option 1 including a monthly charge of approximately \$17.00 to the HOA would not break even with Option 2 even over many years. From a cost standpoint, Randi believes Option 1 is the best choice. A Homeowner asked the Board for an update on completion of Marksheffel development which might include additional lighting at no charge to the HOA. George Coleman stated he believes it could be 3-5 years before development is completed. No decision was made on whether to add a new security light.

- c) Election of Officers – One new homeowner ran for the Board. Since no quorum was established, Board will remain in place. Gina Hall will be appointed as a new Board member at the next Board meeting.

IV. Questions and Answers

1. Revisited the process involved in adding covenants as original covenants only cover basis liability issues; Randi and Maggie explained we need signatures of 51 homeowners to change current covenants, and what was done previously regarding this matter.
2. Homeowners asked what can be done about broken down cars in streets and excessive weeds; George addressed this issue by encouraging homeowners to talk to their neighbors to rectify the situation or by calling code enforcement. The HOA has no authority to enforce parking complaints.
3. Questions regarding the fence along Marksheffel and Fontaine came up for discussion. George wanted to get more information before addressing the status of the county owned fence; Management Company will contact the County regarding status of the

fence; homeowners also questioned how to get ongoing fence repairs completed quicker; Management Company has repaired the fence on numerous occasions and will correct fencing repairs in a more timely manner.

4. Neighborhood Watch coordinators Cindy Mitchell and Jennifer Hoppers introduced themselves. They invited homeowners to host events of their choosing and to attend events to encourage a sense of community. Events will be posted on the website under Community Events and mentioned in the quarterly newsletter.

V. ADJOURNMENT:

The meeting was adjourned at 11:35 p.m.

Accepted

George Coleman

George Coleman, Board President

Signed on behalf of
by Tracy Schneider

Tracy Schneider

Tracy Schneider, Recording Secretary