

COTTON MANOR JOINT OPERATIONS BOARD
Management Meeting
August 29, 2011

Minutes

Members Present: Sara Goodman, Shawn Warner, Kathy Griffin, Kirk Ehlers, Steve Bingham

Property Management: Dave Paul

I. Welcome and Called to Order

Kirk welcomed everyone and called the meeting to order. Minutes of the May 23rd meeting were approved as presented.

II. Financial Report

Dave Paul reviewed the financial report with the committee. He indicated that the Association had recently paid over \$17,000 for road repair and improvements. The Association is currently coming in at 80% of budget through July. It was noted that the Association has approved a \$5 increase at the first of the year to help reimburse the reserve account. It was moved, seconded and approved to accept the financial report as presented.

III. Management Report

- A. Letters Sent to Homeowners.** Dave reviewed letters sent to homeowners at the Board's request. No further correspondence is needed at this time.
- B. Unit #143 Balcony Post Repair.** Dave reviewed bids he received to repair the post on unit #143. The bids ranged from \$2,700 to \$3,500. After some discussion it was moved, seconded and approved to accept the bid from Shawn Warner at \$2,700 to complete this repair.
- C. Sidewalk Pool Repair.** It was noted that the needed sidewalk repairs by the pool have now been completed and the job was done very well.
- D. Unit #129 Water Damage Repair.** It was noted that a bid of \$173 has been received to repair the damage in unit #129 from outside water which was seeping in. The work will be scheduled as soon as possible.
- E. Other.** Dave reviewed a request he received from unit #167, Mr. and Mrs. Kohler, asking for a rental variance exception on their unit which would allow them to rent their unit for 2 years. The request was approved as presented and Dave will notify the Kohler's of the exception which has been granted.
- F. Other.** It was noted that the tennis court repair to fill cracks will cost approximately \$3,000. This topic will be discussed at the upcoming Annual Meeting with other options for use of the tennis courts.

IV. Adjournment

With no further business, the meeting was adjourned. The next meeting is scheduled for Monday, September 26th at 5:00 p.m. in Dave's office.