

COTTON MANOR JOINT OPERATIONS BOARD
Management Meeting
February 23, 2009

Minutes

Members Present: Kathy Griffin, Shawn Warner, Steve Bingham, Sara Goodman, Lynn Burbidge, John Page, Kirk Ehlers, and Dave Paul.

I. Welcome and Called to Order

Kathy welcomed everyone and called the meeting to order. Minutes of the January 24th Annual meeting were approved as presented, and have been mailed to all homeowners.

Robert Stevens in unit #115 was welcomed as a guest. The time was turned to him for his comments. Robert discussed concerns he had regarding bird droppings on his car over his parking stall outside of his unit. He has tried several remedies, but the birds continue to be a nuisance and are causing damage to his car. He is requesting that the board consider removing the tree or taking other measures to control the bird droppings. He also requests permission to install a new awning over his back patio. He will bring in samples of materials to be used for the board to review. Robert was thanked for his comments and was excused from the meeting. After some discussion, it was agreed that Steve Bingham would research possible solutions for the bird problem and will report back to the board through e-mail.

The board welcomed Curt Johansen from Johansen's Pools as a guest to the meeting, and the time was turned to him for his report. Curt indicated that there are no new options to bring the pools into compliance with federal requirements at this time. Engineering reports have been scheduled to be conducted to verify that the proposals presented to the board will comply with federal requirements. It was moved, seconded, and approved to stop the project until all board members agree with the proposal to split the main drain. After some discussion it was moved, seconded, and approved to hire an engineer to prepare a report for the Board to review. Steve Bingham volunteered to schedule the engineer. After the engineering report is completed the board will review the findings and will make a final determination on options to proceed with meeting new federal requirements. Curt was thanked for his time and was excused from the meeting.

II. Election of Officers

It was moved, seconded, and approved to keep the same officers on the joint-operating board in place for another year. Kathy will continue to serve as Chairman of the Board with Shawn as Vice-Chairman.

III. Financial report

Dave Paul reviewed the budget report through January with the board. The report was approved as presented.

IV. Management Report

- A. Pool Modification/Plaster Schedule.** Per the discussions of the meeting, scheduling of pool modification and plastering is on hold until the engineering reports can be reviewed.
- B. Pool Restroom Bids.** It was requested at the annual meeting for the Board to obtain bids to install restrooms at the pool area. Shawn has begun the process of obtaining bids for the board to review at the next meeting.
- C. Asphalt Maintenance.** Dave Paul reviewed bids he received from Holbrook Asphalt as well as Gordon Paving to crack seal and slurry the entire project at a cost of between \$25,000 and \$27,000. Dave noted that some of the streets are in better condition than others and not all work needs to be done at this time. Sara Goodman volunteered to have her father give recommendations to the board as to what work should be done and to obtain a third bid for the board to review.
- D. Other.** It was requested that the gates on the tennis courts be fixed. It was also requested that bids be received for landscape services for the board to review.

V. Adjournment

With no further business, the meeting was adjourned. The next meeting was scheduled for Monday, March 30th at 5:00 at Paul Properties, Inc.

