

THE MANOR

The Newsletter for Cotton Manor

October 2008

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The Joint Board feels like it would be helpful for the news letter to have the minutes of our meetings in the news letter. So we this is how we will post the letter and minutes from this date forward. Our website is undergoing some remodelling and you will see a new look and more information in the weeks ahead.

COTTON MANOR JOINT OPERATIONS BOARD Management Meeting October 27, 2008 Minutes

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

I. Welcome and Called to Order

Kathy Griffin welcomed everyone and called the meeting to order. Minutes of the September 29th meeting were approved as presented.

The Board welcomed Kurt Johansen from Johansen Pools and turned the time to him for his presentation. Kurt reviewed proposals to bring the Association's pool into compliance with new Federal requirements. To split the main drains would cost of \$3,295. To install a un-block able drain with a 2 inch sump would also be \$3,295, but would require an automatic shut-off pump that would need monthly inspections and maintenance. Kurt noted that the pool has been closed for the winter season, and the Board has until April 1st to make the modification. New options may be available at that time. The Board agreed to hold on any further work, keep the proposals on file, and wait for other options to become available before a final decision is made. The Board thanked Kurt for his information and excused him from the meeting. After some discussion, it was noted that a one-time special assessment will be assessed to all homeowners to cover the cost of the required pool modifications. **It is estimated that this assessment will cost between \$80-\$100 per unit. More information will be sent to homeowners before the final option has been determined.**

II. Financial Report

Dave Paul reviewed the Financial Report with the committee. The report was approved as presented. Dave noted that the Association was currently coming in over budget because of special projects competed which included building maintenance repair, paint and stucco repair, as well as the new pool awning and Desert Landscape conversion.

III. Management Report

A. Building Maintenance – Stucco Repair – Revised Bid. Dave noted that the Board had approved a bid of \$12,500 for maintenance repair, stucco, window calking and sealing on the gray one-story unit buildings. An additional bid of \$3,500 has been submitted by the maintenance company as they have found additional work that should be addressed at this time. After some discussion, it was agreed to hold on any additional bids, as not to drain the Association's cash account at this time. Additional work can be done on these buildings at a later date.

B. Desert Landscape Bid. Dave reviewed a bid from Hansen's Landscape of \$3,818 to complete Desert Landscape on the center island at the entrance of the property. After some discussion, it was decided to hold on this bid at this time until next spring.

- C. **City Refund Status.** Dave noted that he has submitted all the paperwork to the City for a refund on Desert Landscape work completed. The City has a program where it agrees to pay a portion of the expense to convert landscaping to desert. Dave will continue to work with the City and have more information for the Board next month.
- D. **Owner Requests.** It was noted that the owners of unit #168 and #170 submitted requests for awnings on their units. Both have been approved.
- E. **Sump Pump Drainage Bid.** Dave reviewed a bid he had received from Southwest Pumps and Ponds of \$1,125 to install a sump pump drainage line behind the two-story buildings. After some discussion, the Board agreed to volunteer their time and install this sump pump on their own.
- F. **Rain Gutter Downspout Bids.** It was noted that bids had been received of \$760 per unit to install rain gutters where needed. It was agreed that this bid was too high. More bids are coming, and homeowners will be asked to install rain gutters on their units to prevent flooding to neighboring lots.
- G. **Other.** It was requested that a letter be sent to Bruce Frodsham requesting that he clean up the area around the shed within the next 30 days. Items left after 30 days will be discarded.

It was noted that the tennis court had recently been vandalized and the nets have been destroyed. A chain will be used to lock the gate on the south east side for now. Hedges around the tennis court area will be trimmed to four feet high to increase visibility of this area.

IV. Committee Reports.

The Board reviewed complaints received regarding #226 operating a day care business in their unit. It was noted that day care businesses are not allowed in the property per the CC&R's. A courtesy letter will be sent to the owner of unit #226 advising them of this restriction and asking them to verify if they are in compliance with the CC&R's. A letter will also be sent to unit #165 requesting that they do not park their cars on the gravel landscape near their driveway.

V. Adjournment

With no further business, the meeting was adjourned. The next meeting was scheduled for Monday, November 24th at 5:00 p.m. in Dave's Office.

The board would like to thank Shawn Warner for repairing the vandalism on the courts, and for installing a drain pump in the drain behind the two level condo area. His service has saved the project about \$600.

