

**Cotton Manor Condominium Association and the
Cotton Manor P.U.D Owners Association
Annual Meeting
February 25, 2012**

SUMMARY

After due notice was given, the Cotton Manor Condominium and the Cotton Manor P.U.D. Associations held their Annual Meeting on Saturday, February 25, 2012 at 10:00 a.m. in the Hampton Inn in St. George, Utah. Kirk Ehlers, President of the Joint Operating Board, welcomed everyone and called the meeting to order. Members of the Board were introduced who included Kathy Griffin, Steve Bingham, Sara Goodman, and Al Byington. Dave Paul was introduced as the Association's property manager. New homeowners present were also introduced.

Dave reviewed the 2011 Expense Report and presented a 2012 Proposed Budget. He indicated that the Association had a good year financially and came in under budget and increased their cash position since the previous year. It was noted that a \$5 increase was implemented in January of this year as was approved at last year's Annual Meeting. There are no anticipated increases in homeowner's fees for the rest of the year or any special assessments unless homeowners choose to approve improvement type projects for the upcoming year. Dave also noted that the new budget for 2012 provides for over \$20,000 to be placed in the Association's reserve account. It was noted that one of the major expenses for 2011 was the completion of asphalt road and crack-fill maintenance which totaled over \$17,000. This expense was paid for by reserve funds. After some discussion it was moved, seconded and approved to accept the financial report and proposed budget as presented.

The committee gave various reports on accomplishments achieved during 2011 as well as projects scheduled for 2012. It was noted that the biggest accomplishment achieved in 2011 was the road asphalt maintenance project. Major projects for 2012 include tennis court crack filling and/or re-surfacing as well as exterior building paint on the condos. Additional projects which could be considered would be the installation of a bathroom at the common area pool facility, the installation of playground on common area, as well as the conversion of a pickle ball court on the tennis courts. It was noted that bids to install a bathroom totaled \$10,000. Tennis court crack fill was \$2,800 and is budgeted for this year. Tennis court re-surfacing and converting one of the tennis courts into two pickle ball courts would be \$10,000. The installation of a new playground is estimated to cost \$5,000. If all these projects were approved, it would be a \$25,000 expense or an average special assessment of \$200 per homeowner. After some discussion it was moved, seconded and approved to send out a ballot with options for homeowners to choose which project they would approve doing this next year, along with the payment of the special assessment. It was noted that if the projects are approved, the special assessment can be spread out and paid over a 4-6 month period. The ballot will be sent out to homeowners within the next few weeks and needs to be returned to the Management Office for the Board to review.

It was noted that on the PUD Board, the terms of Steve Bingham expires at this Annual Meeting. There are two vacancies to fill on the Board. It was moved, seconded and approved to re-elect Steve Bingham and to elect Nancy Byington to fill the vacancies on the PUD Board at this time. There are no vacancies to be filled on the Condo Board at this time.

In closing, Kirk thanked everyone for their attendance and cooperation with the Association. With no further business, the meeting was adjourned.