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COTTONWOOD COURT CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS REGULAR MEETING

July 14th, 2020 7:00 p.m.

Minutes

The regular monthly meeting of the Cottonwood Court Condominium Association, Inc was held at on-site court yard on July 14, 2020 at 7:00 p.m.

Board Members Present: Lloyd Gantzer, Sean Abbot, Kelly Roth, Tracy Penman, Ed Clint

Staff Present: Tony Lemberger, Rocky Mt. Home Management, LLC.

Call to Order: The meeting was called to order by Lloyd Gantzer at 6:55 p.m.

Approval of Minutes:

A motion was made by Ed Clint to approve the minutes of the June 9th, 2020 regular meeting of the Board of Directors, Sean Abbot seconded the motion, which was unanimously approved by the Board.

Conflict of Interest:

Lloyd requested from Board members present who may have a potential conflict of interest to disclose said conflict prior to any discussion at the meeting. There were no conflicts of interest reported from the Board members present.

Homeowners Open Forum:

There was no homeowner input at the meeting

Old Business:

The Board reviewed the 2020 Project List

Building C stairway second floor landing & stairway structure are sinking due to cottonwood trees that were in the court yard. The tree roots and stump are deteriorating and causing the grounds to shift and sink.

Dan from Cracker Jack Mud Jacking said that mud jacking would not lift the landing stairway.

John from Consolidated Building is submitting a proposal for the second-floor landing & stairway structure, with 4 foundation caissons, 10 inches diameter, 3 ft deep to support the landing. Proposal pending

Building C repairs to the damaged stucco. est side of building C. Consolidated Stucco submitted a proposal do a repair of the damaged areas. \$2,500.00 Recommendations see attached photo of the stucco wall for additional area for repairs.

New Business:

MOTION: Mud Jack concrete at mail box kiosk estimated cost \$700.00 the uneven concrete is a safety issue. A motion was made by Kelly to have the area mud jacked, a second was made by Sean, motion passed.

MOTION: Fire Pull Stations to replace 3 stations, there a total of 9 pull stations, 3 on each floor. Three stations paint has faded and will be replaced by a license's electrician.

Roof Gutter need to be cleaned from the fire. Management to get a proposal to have roof gutters cleaned. Status pending

Towing Contractor: The Board discussed changing the towing contractor. Tracy recommendation was to switch to Dick Towing Co. The Board agreed as there is no cost to the HOA

ALL PHASE Status: progress of the lien release for the HOA

Clean-Up after construction: Rapid Restoration will do a final clean-up of the property to include power washing of the buildings, decks, stairways, and parking lot. The week of July 27th

Homeowner Correspondence

When is Rapid moving Conx Storage container & Porta Toilet?

Rapid when completed-clean up

Mattress in dumpster enclosure-Bill back unit that dumped them

Violations:

Financial Reports:

The following financial reports were submitted, Balance Sheet, YTD income and Expense Budget comparison reports, A/R report, Bank statements, and vendor checks for Board signatures.

The Board has not signed the following checks:

1. April 27, 2020 Rocky Mt. Home Management Check #3690 \$703.39 April Mgt
2. May 14, 2020 Rocky Mt. Home Management Check #3691 \$14.99 Zoom Meeting
3. June 26, 2020 Rocky Mt. Home Management Check #3696 \$200.00 Mowing Lawn JUNE
4. June 29, 2020 Rocky Mt, Home Management Check #3698 \$335.00 Mowing Lawn MAY

Adjournment: being no further items to discuss the meeting was adjourned at 8:06 p.m.