

Cottonwood Bluffs Annual Member Meeting 4-23-26

Charlette called the meeting to order at 6:35 pm.

Last years minutes were read out loud and approved by members that were attending.

The Financial Report was given along with a handout by Yvonne Quinton (treasurer). All dues for this year have been collected. The cash balance at the end of December was \$8991.15.

Old Business:

The use of a management company was defeated by a petition from HOA members. At a later board meeting, Tamera Cleland was voted onto the Board.

Fence project went well, Charlette again thanked everyone that volunteered their time and energy.

A Documents Committee was formed to do a change in bylaws and to Policies and procedure to meet state law. Phil Hice, Bill Isaacson, Olan Clark and Tamera Cleland.

Bill Isaacson and Phil Hice were the committee to re-do the website. They got it up and running! New website address is cwoodbluffshoa@gmail.com.

We now have an HOA owned computer and printer.

New Business:

We transferred \$7680 to Reserve Fund.

Charlette read the proposed new covenant to restrict Short term rentals, which is defined as any lease or occupancy agreement for a period of less than 90 consecutive days. There was much discussion. Debra Steinkamp moved to accept the proposal. All 17 of the voting members voted yes (1 vote per address). There were also 17 certified proxies that voted yes. 83% of all HOA members.

Brad Minney nominated Carol Sauer to be a new board member. Charlette asked if there were any other nominations. There were none. So Carol is our newest Board Member.

Olan Clark would like to check with the county for re-asphalting our streets. There was also much discussion on the drought implications for our irrigation water. Orchard Mesa Irrigation may do water restriction at some point this summer.

The meeting was adjourned at 7:15 pm.