

COTTON BAY HOMEOWNER'S ASSOCIATION, INC.

PO Box 683

Gulf Shores, AL 36547

251/233-9662

E-Mail; info@cottonbayhoa.com

Website; www.cottonbayhoa.com

2019 General Member Annual Meeting

March 23, 2019 Craft Farms Golf Club Palmer Room 10:30 am Social

John Paul welcomed everyone to the 2019 Cotton Bay HOA General Member annual meeting and called the meeting to order at 11:04 am. John Paul thanked Cotton Creek Grill and staff for allowing us to have the meeting here. John Paul introduced the current board members present and positions held: President - John Paul Jones, Vice - President - Michael Jones, Secretary/Treasurer - Melinda (Mindy) Jones, Modification Chairman - Joy Conger, Landscape Chairman - Kenn Krouse, Website Chairman - Larry Rideout, and Co-Treasurer - Diane Urban.

Board Members not present: (Moved and sold homes) Treasurer Elect - Ben Partlow, Enforcement Chairman - Susan Irie

John Paul asked all the homeowners to introduce themselves.

Melinda Jones read the 2018 Annual meeting minutes. Jane Nelson made a motion to accept the minutes, Joy Conger seconded the motion and the motion carried.

Melinda Jones read the 2018 expenditure report and explained both the 2019 Budget and the 2018 expenditure report. Current balance in regular checking on bank statement ending 3/22/2019 is \$32,984.42 and reserves account balance on bank statement ending 3/22/2019 is \$31,254.09. Discussed possible dues increase in 2020 of \$25.00.

John Paul discussed having a new security company the name is American Protection Service Inc. charging the association \$250.00 a month to patrol for violations. John Paul introduced Billy Berry who is retired after 20 years from the Gulf Shores Police Department. He discussed his history of working with youth at Gulf Shores High School.

Billy Berry discussed the two vehicles stolen and car break-ins in the neighborhood. All the targeted cars were unlocked, and the cars stolen had the keys in them. He suggested locking all vehicles, not leaving valuables in your car, and being aware of what's going on in the neighborhood. He said usually in these cases the gang or group is in and out of a neighborhood in 10 minutes and they take guns, cash, wallets, phones, and fishing gear. He also discussed how cameras are not a deterrent and do not keep this incident from happening. The group usually wears hoodies, so they are not as easily recognizable and hit condos and neighborhoods.

Billy Berry reviewed how security goes through neighborhood on Tuesday and Friday. They are being reasonable about enforcement of violations and allowing common sense "if it was raining all week the landscapers couldn't mow". Security is giving warnings for the first month of violations with no fines.

Kenn Krouse discussed drainage ditches and sinkhole problems. The results show heavy rains causing seams around the pipes to give away, about every 10 feet. Bill Becklund is going to meet with Kenn and look at our issues. Kenn discussed the pine tree removal at the park where the tree died from pine beetles. We had the landscaper remove the pine straw that was encouraging pine beetles.

John Paul gave a report on the non-payment of annual dues: Presently there are 12 non-paid dues owed for 2019 and one outstanding for 2018. Interest begins March 16th and intent to lien letters will be mailed in May. We have not had response from our lawyer and will be looking into a new one.

John Paul asked for volunteers to count the ballots Cindy Hasemeier, Kathie Heyniger, and Laura Krouse volunteered to count ballots. John Paul introduced the candidates listed on the Voting ballot.

Ralph Gold made a motion to adjourn for lunch Neal Massengill seconded motion and motion carried.

John Paul Jones announced the voting results. 46 total ballots. Results for ballots were John Paul Jones 46, Melinda Jones 46, Michael Jones 45, Kenn Krouse 46, Larry Rideout 46, Joy Conger 45. Joy Conger would like to resign as Modification Chairman. Gwen Rideout volunteered to be Modification Chairman and Hope Becklund volunteered to be Treasurer. Motion was made by Wanda Beard to elect Gwen Rideout to the Board, Larry Rideout seconded motion and motion carried. Motion was made to elect Hope Becklund to the Board by Diane Urban, Cindy Benson seconded motion and motion carried.

Open Concerns/ Discussion

Joanna Auiler suggested a neighborhood directory. Discussed mailing out a letter to homeowners and them mailing back if they did not want to be in the book (address & phone #). Joanna volunteered to make the book.

Discussed having a neighborhood watch or a neighborhood watch sign.

Cindy Benson would like a flag at the entrance of our subdivision where we have a flood light.

Margaret Crompton would like to see a light or stop sign on County Road 4 at our subdivision entrance. During heavy traffic it is hard to get out of the neighborhood.

Discussed the issue of cars not stopping at stop sign on Savannah Lane. Joy Conger discussed the City changing the speed limit & signs in the neighborhood. Bill Becklund will check on speed bumps for neighborhood. Ralph Gold suggested solar flashing lights to slow cars down.

Discussed fire hydrant on the Breland property is covered and hidden by shrubbery. John Paul is going to call the Fire Marshal to inspect the fire hydrants in our neighborhood.

Motion was made to adjourn by Mike Jones, Ralph Gold seconded motion and motion carried the Meeting was adjourned at 1:15 pm.