

**COTTON BAY HOMEOWNERS ASSOCIATION, INC.**

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City of Gulf Shores Activity Center

260 Clubhouse Drive

**2021 Annual Meeting**

**May 8<sup>th</sup>, 2021**

John Paul Called to Order at 2:07 pm

John Paul welcomed everyone to the 2021 Cotton Bay HOA General Member annual meeting. He thanked current Board Members for their hard work Introduced Kenn Krouse Landscape Chairman, Gwen Rideout Modification Chairman, Melinda Jones secretary/treasurer, Larry Rideout website chairman and the City of Gulf Shores for allowing us to have this meeting here. We have no Enforcement Chairman and no Vice President.

Mindy Jones Secretary read the 2019 Annual Minutes Margaret Crompton made a motion to accept the minutes, Joy Conger seconded motion and motion carried.

Mindy Jones Treasurer Report- Current balance regular account 5/8/2021  
\$30,942.93 Reserves account \$8,895.93

2020 Expenditures regular account H&H Landscaping regular maintenance \$9,900.00, CPA \$2,520.00, Website \$143.80, Security \$2,250.00, Baldwin EMC \$558.00, Liability Insurance \$2,592.00, Kenn Krouse Ant Bait Reimbursement \$129.07. Total \$18,092.87

Extras spent out of regular account H & H Well pump replaced \$2479.41, Smith Industries camera for blockage, \$2025.00, G & D Erosion Control (2) locations \$1400.00, James Coberly Construction 12 Trees removed in 6' sections hauled to street for pick-up (8) trees brokencut down, (2) palms in front cut down and removed to front for pick-up, \$7500.00, G & D Park & ditchesclean-up, removal of tree fill holes in park. \$5,000.00. Total of \$15,925.00 spent for extras out of regular account.

Reserve account January 2020 balance 31,267.19 expenditures \$22,377.35 to G & D Earthworks for drainage pipe24" removed and 260 LF replaced, backfill removal of pine tree and bald cypress tree, stump and roots caused blockage. sod replacement. Balance in reserves \$8,889.84.

John Paul discussed the last street in subdivision Drainage Problems cost for sidewalk, (2) total trees, old piping,grading and replacement of all but trees. Tree roots were the basic cause of blockage \$24402.35.

Hurricane sally damage 22 Trees removed from park and 2 palms cut down from entry. Eventually root balls removed \$12,500.00

John Paul Intent to lein letters to go out soon. We have (4) Unpaid dues for 2021

Discussed County road 4 border fence Quotes ranged from \$36,000-42,000.

Tree needs to be removed in Common area park from hail damage; tree is broken. Grading, replaceconcrete, and some drainage cleanup needed.

John Paul discussed Our homes and repairs and how it took two years to repair from Ivan. Several

homeowners are waiting on siding and roofing materials and a few have lawsuits with insurance companies. Discussed getting back to normal and starting violations June 1, 2021. Trash cans, Maintenance, exceptions for Sally repairs sent in writing will be granted.

Voting and introduce any candidates wanting to be a written in or have written themselves in. John Paul asked them to stand and introduce themselves. He explained anyone that was written in and is not present at the meeting is not voted upon. The person can come to a board meeting and can join the Board. The positions are voted on after the annual meeting.

Dennis Bulen, Jessica Johnson and Kay Vice introduced themselves and wanted positions on the Board.

Gwen Rideout nominated Jessica Johnson Tony Summerford Seconded motion, 21 voted in favor none opposed.

John Paul nominated Dennis Bulen, Gwen Rideout seconded motion, 21 voted in favor none opposed.

Kenn Krouse nominated Kay Vice, Joy Congor seconded motion, 21 voted in favor none opposed

Many concerns voiced at the Association meeting about the assessment being \$500.00. How long homeowners are given to repair homes (about 1 year with exceptions), and Crepe myrtles being cut back (trimmed) in front. Also concerns about 4x6 posts instead of 6x6 posts and stainless steel screws being used for fence; Stop sign in the front of subdivision being ran cars not stopping, is a danger for children getting hit by a car.

Voting Results counted by Dennis Bulen and Mrs. Campbell

John Paul Jones 44 Votes, Larry Rideout 43 votes, Gwen Rideout 43 Votes, Kenn Krouse 43 votes, Melinda Jones 43 votes, Dennis Bulen 5 votes + 21 (26) Total, Jessica Johnson 21 votes, Kay Vice 21 votes.

Motion made by Tony Summerford to adjourn Joy Conger seconded motion, motion to adjourn carried Adjourned at 3:48 pm.