

# Cottage Park HOA Annual Meeting

February 4, 2017

Gardner Public Library

I. The meeting was called to order at 10:00 AM by Dave Larsen

II. In Attendance

Dave Larsen- Board President

Josh Lewis-Board Vice President

Judy Steele-Board Secretary

Patrick Adams- Board Sgt. Of Arms

5 Homeowners

III. Josh presented the financial report. In summary:

Income	Year-end balances
2015-- \$96,055	2015—negative balance
2016--\$128,000	2016--\$17,000

Expenses for 2016--\$115,000 for landscaping repairs. The lack of need for snow removal was significant factor in helping with expenses. The sale of several homes with HOA arrearages was a positive factor in increasing income. Arrearages with the HOA must be resolved prior to selling a property.

IV. Driveway deterioration—While many driveways are in need of maintenance, cost continues to be prohibitive. Looking into possible patch process was discussed, but the long-term value of patching is questionable

V. Clarification of the HOA's responsibility for roof repair was requested. Homeowners are encouraged to purchase homeowners' insurance to cover catastrophic events while the HOA will be responsible for small fixes

VI. General Community Concerns

a) Trash receptacles are to be stored out of sight. Open containers are a particular concern as they attract unwanted animals from the fields and the trash blows into yards and the street on windy days requiring others to clean up after their neighbors.

- b) The on-going issue of failure to clean up after pets was discussed. Again, homeowners are asked to respect their neighbors and take pride in our community by being responsible pet owners.
- c) Homeowners are asked to please remove debris/items from the common areas. This is especially important on mowing days as the mowers are forced to mow around items in the mowed areas creating an eye-sore and creating a potential danger to those in the vicinity when the mowing occurs
- d) While parking is at a premium and parking in front of the mailboxes is common, please leave ample room for homeowners to have access to their mail without having to brush against your car.
- e) A reminder that dog runs aren't allowed in the front of the Cottage Park townhomes. Please do not tether your dogs as it creates an eye sore and damages the yards.

VII. All in attendance voted unanimously to increase the monthly HOA dues to \$75 starting April 1.

VIII. After discussion regarding the time and energy required to serve on the HOA board, all in attendance voted unanimously that board members may be excused from paying dues up to 12 months depending on what services each member provides and given that they have served at least one year on the board prior to receiving the stipend.

IX. Call to Serve

Dave Larsen, Josh Lewis, Judy Steele, Patrick Adams and Andrea Martin have agreed to continue to serve on the HOA Board in their current positions. Dave reported that Rick Homan has resigned from the board creating a vacancy. None of the homeowners present were interested/available to fill Rick's position. Interested homeowners should email the HOA.

X. Meeting adjourned at 11:00 AM

