

# VILLAS AT COTTON RANCH HOMEOWNER'S ASSOCIATION MEETING AGENDA

SEPTEMBER 11, 2024 6:30PM

GYPSUM CREEK GRILLE 2<sup>ND</sup> FLOOR

PRESIDENT HENRY MCCANN

TREASURER JEAN CUMMINS

SECRETARY FRED FARINACCI

---

1. CALL TO ORDER AND RECOGNITION OF QUORUM
2. MINUTES APPROVAL OF BOARD MEETING MINUTES FROM HOA MEETING JUNE 8, 2024
3. FINANCIALS: REVIEW AUGUST 31, 2024 FINANCIALS
4. LANDSCAPING  
WE WILL BE OVER BUDGET FOR LANDSCAPING THIS YEAR. WE ARE REPLACING 5 TREES AT A COST OF APPROXIMATELY \$3,500. AN EXTRA TRIM OF NATIVE GRASSES WAS \$1,700. DECISION WAS MADE TO SPEND \$5,000 ON TREE WELLS TO PROTECT THE TREES. INITIAL GENERAL LANDSCAPING CONTRACT FOR RMCL WAS \$10,000 OVER BUDGET. TREE FEEDING FROM GROUND UP WAS \$3,500 OVER BUDGETED AMOUNT. THE AMOUNT OVER BUDGET IS EXPECTED TO BE APPROXIMATELY \$10,000. WE ARE PLEASED WITH THE RESULTS FROM RMCL. WE WILL BE SEEKING BIDS FROM THEM AS WELL AS OTHER LANDSCAPERS FOR 2025.
5. DRIVEWAY SEALING IS COMPLETE. COST WAS \$7,000, BUDGETED AMOUNT WAS \$5,040.
6. PAINTING AND STUCCO  
STARTED LAST WEEK, TOTAL COST \$37,710, BUDGETED AMOUNT \$40,000
7. AED UPDATE
8. OVERFLOW PARKING UPDATE
9. WHEN LEASING AN ENTIRE UNIT OR ANY PART OF A UNIT, HOMEOWNER MUST PROVIDE A COPY OF THE LEASE TO HOA. LEASE MUST STATE THAT LESSEE HAS A COPY OF THE HOA CC&R'S AND RULES AND REGULATIONS AND WILL ABIDE BY THEM.
10. MODIFICATION TO ANY COMMON ELEMENTS, INCLUDING LIMITED COMMON ELEMENTS REQUIRES PRIOR HOA BOARD APPROVAL
11. PUBLIC INPUT
12. NEXT REGULAR BOARD MEETING, SATURDAY, DECEMBER 7, 2024 10AM AT GYPSUM CREEK GRILLE.
13. ADJOURNMENT