

**Cottonwood Palo Verde at Sun Lakes
Special Meeting
Parking Regulations / Cottonwood Pool Repair Project
February 19, 2025**

BOARD PRESENT: Len Horst, Marty Neilson, Tami Ronnfeldt, Frank Gould, MaryAnne Sinerius, Glenn Martinsen, Bud Jenssen

ALSO PRESENT: General Manager, Steve Hardesty

CALL TO ORDER:

President Len Horst called the meeting to order at 3:00 pm in the San Tan Ballroom.

Len welcomed the audience (478+/-) and explained this is open to Cottonwood Palo Verde Homeowners only. We will have Homeowner questions at the end of the meeting at the podium in the center of the room. The meeting was turned over to General Manager Steve Hardesty.

PARKING REGULATIONS DISCUSSION:

Steve Hardesty read a document regarding a State Law that would change HOA parking regulations in Arizona whose CCRs were written before 2015. A vote would need to take place by June 2025 to regulate the public roadways or it will revert to Government control. Cottonwood Palo Verde's CC&Rs restrict parking over 48 hours by various types of vehicles on public streets and common areas. This regulates public roadways in Cottonwood and Cotton Verde. To maintain the current Cottonwood Palo Verde parking restrictions our community will need to conduct a vote. Mr. Hardesty noted our HOA Attorney will draw up the ballot as it is a legal document and that HOAs all over Arizona are conducting the same vote.

Frank Gould made a motion, seconded by Tami Ronnfeldt, to affirm Cottonwood Palo Verde's parking regulations as stated in our CCRs and to move forward with a vote by the Community. The floor was opened to Board & homeowner discussion. There was no discussion. **Motion carried unanimously.**

CW POOL PROJECT DISCUSSION:

Steve Hardesty noted key points and the 3-year history of the Cottonwood Pool Project, he discussed the detailed time and work put into the project by the Board and staff, as well as the collaborative effort by the Task Force and homeowners. Public input has been gathered during the entire 3-year process. One of the Board's responsibilities to the Community is to maintain, update, and improve the Association's grounds.

Marty Neilson, CW Pool Task Force Chair and Board Vice President, discussed the process used to reach Cottonwood Pool Project's final Conceptual Design Version 4.0, the details and dollars associated with each previously considered option, and with homeowner input, the age of the current pool, and the work needed the full pool replacement is considered the Community's best option.

Steve presented a slideshow of Cottonwood Pool Project Version 4.0, discussed the brochure, and timing of the vote. January 8 meeting homeowner input was included in Conceptual Drawing Version 4.0. Every feature was addressed and improved.

Len Horst reviewed the financial breakdown, \$635 assessment, and payment options. He noted the work put into keeping the assessment as low as possible. There will be 3 options for payment: 1) full amount paid by check or cash, 2) Credit Card payment with a processing fee, 3) \$135 up front check or cash and 5 payments through ACH withdrawn the 2nd half of the month from June through November 2025.

Len noted this is the culmination of 3-years of work and a compilation of homeowner input. It is a final draft, nothing is changing today, questions can be sent to Steve Hardesty. Next steps if the vote passes will be to sign contracts with Architect/Engineer/Contractor, Construction Drawings, 3 bids from Contractors. Homeowners will be kept informed as the process goes forward. It is your pool based on your input.

HOMEOWNER COMMENTS:

1. Sally Jagnandan – Noted the incorporation of every issue that was presented at the Jan. 18 meeting. What percentage of homeowners is needed to pass the vote, when would construction start, will Reciprocal Agreements continue with the other phases. Len noted 51% of the people who vote need to vote yes, construction would start after the vote is approved and permits are received by Maricopa County hopefully by August 2025, there is no change to Reciprocal agreements, the other Phase's GMs and Boards know what we are doing.
2. Jim Danesi – Why is the lap pool depth 5', were solar panels considered in place of shades, fountains attract birds. Steve noted the concept is based on feedback from homeowners and discussion with the Architect. Len noted his comments and asked him to email Steve with additional comments.
3. Helen Stevens – How confident is the Board with the \$635 assessment not going higher once construction begins, have the Reciprocal Agreements been addressed. Len stated we are 99% confident based on working with the Architect. Maryann Sinerius noted there is a contingency built in for unforeseen costs. Len noted the Reciprocal Task Force is meeting on March 10 and homeowners are welcome.
4. Walt McCraney – How long has the HOA been putting money away for the pool project, suggested to start putting money away 15 years before the expected end of life, thank you for keeping the assessment low. Len stated the HOA started putting money away last year, the old Reserve Study did not budget for the pool structure.
5. JD McNaul – who paid for the pool vote signs and why? Len stated the HOA paid for the signs at the direction of the Board. It is a HOA project that the Board supports and is an investment to promote the project. Tami Ronnfeldt noted it a way to communicate and reach more people that do not read the HOA publications or have a computer.
6. Shelly Carlson – Strongly support the project.
7. Garth Sears – Supports the project, agree having the signs & banners, doesn't like 'yes' in signs, concerned the lap pool will be the same temperature as the pool. Len stated his comments are noted. Steve noted the Architect has stated the temperature should be easier to control with one body of water, the Pool Architect has done over 800 pools over the last 10 years.
8. Marty Stone – thanked the Board, who paid for banners, why do they say 'yes' instead of 'vote'. Len noted his comments.
9. Amy Stone – 5' lap pool is too deep. Len comment is noted.
10. Tonya Thompson –we should make the pool unique to draw people to area.
11. Melba Pugh – will the hours change, will the management personnel change. Len noted the pools are maintained by HOA staff and the hours will not change.

12. Cooper Grimes -Appreciate the work and low assessment, is the Board confident applying the amount from the Reserves, will there be an assessment later. Len noted the Reserve amount is currently \$7.2+/- million, believe we can handle the expense, which should be replenished within 18-20 months.
13. Bob Kittle – Arizona law allows for HOAs to support community votes, why wasn't the pool vote added to the Board Election ballot. Len noted due to our Bylaws and timing it wasn't possible to combine the two votes.
14. Stacy Pike – how will we access the lap pool, covering the lap pool may keep it cool, what is the area between the lap pool and main pool. Steve Hardesty noted by law there will be ingress/egress every 75' with ladders or steps, the middle area is an activity use area. Maryann Sinerius noted there will be ladders to access the lap pool. Len noted the pool will be fully ADA compliant.
15. Susan Stokes – will the pool showers have conditioned water vs hard water. Steve noted her comment.
16. Jill Foster – would like spa moved to other side of the pool, extend the lap pool, shade the deep end. Len noted her comments.
17. Michael Ketchner – what is the fallback if the vote does not go through. Len noted we will go back to square one.

Frank Gould made a motion, seconded by Bud Jenssen, to advance the Cottonwood Pool Project Version 4.0 to a vote of the Community with an assessment of \$635. The floor was opened to Board & homeowner discussion. Maryann Sinerius noted the sole purpose of the Pool Task Force was to come up with a plan and we know what a great value it is to the Community.
Motion carried unanimously.

The meeting adjourned at 4:10 pm.

Respectfully submitted:

Tami Ronnfeldt
Board Secretary