



MINUTES

Cottonwood Creek Annual Homeowners Association

Legends Bar & Grill

January 22nd, 2023 @ 2.00 P.M.

Intro

Meeting was called to order by outgoing President, Kyle Newsom.

Minutes can be found on our website: Cottonwoodhomeowners.com. Laura Heimann reported that the HOA website is currently having some issues. She is working with the website developer to correct the problems. A reminder that this is a private site and you must register to have access in order to review.

Board Introductions and Recognitions

Outgoing Board Members: Kyle Newsom, Teresa Beebe, Duane Keimann, Neal Ferry, Jared Reinoehl, Ken Brison and John Grose.

Recognition of community members for their services:

- Laura Heimann - Community website management
- Tami Mason - Community Facebook page management - Cottonwood Creek Neighborhood
- Donna Johnson - Preparation of HOA tax returns and auditing of Quickbooks
- Jim Morley - Community lot map management
- Kyle and Amber Newsom for the children Halloween Trick or Treat Event
- Paul and Heather McGrath for the children Halloween Trick or Treat Event
- Chris Stanek - Mowing the walking path after the pavement ends to the street
- Mike Alspach - Mike passed away last year and was taken from us way too soon. He was an active member of the Board and contributed to many community projects. He offered his time, equipment and never asked for anything in return. He will be missed!

Thank you for all you do!

Treasurer Report

- President, Kyle Newsom presented the 2022 Financial Report and 2023 Budget. Floor was opened for questions.
- An HOA member asked about LB973, a law limiting HOA dues. Another HOA member indicated he had looked up LB973 and reported that it has not been passed through the Nebraska legislation as of today's date. David Welch, HOA attorney, stated he researched and there was no finding on the law in question.

- Another HOA member asked about how the 2023 budget was figured. Kyle explained the board had to include mowing, landscaping and possible future bridge repair on the trail. Some of these services used to be done by volunteers, but we are currently hiring them out. Kyle also mentioned increased legal fees (due to roads) which had to be included in the dues. Road fees continue to be determined by the Board based on the professional opinion of Omni for all future repairs and maintenance.
- *Note: Kyle Newsom, President, Rachel Reiman, Vice President and Teresa Beebe, Secretary & Treasurer need to be removed from Washington County Bank savings and checking accounts. Chris Stanek, President; Trent Hauschild, Vice President; and Sheri Stanek, Treasurer will need to be added to the accounts accordingly.*

HOA Business

Roads Update: Attorney, David Welch, stated the following:

- Completion of discovery phase.
- Continuation of depositions for John Grose, Kyle Newsom and Neal Ferry.
- Additional discovery and depositions of subcontractors still need to be completed.
- A change order was never provided to the Cottonwood Creek HOA Board.
- David stated the trial has not been set but could possibly occur at the end of 2023 or into 2024.

If you have any questions on the roads, please submit to the board and they will review with the attorney and respond accordingly.

Assessments and Dues for 2023:

- HOA annual dues are \$450.00. Invoices have been sent out and payments are being processed. (Due February 9, 2023)
- Road fees are \$550.00.

Outgoing Board Members

- Teresa Beebe - 6.5 years
- John Grose - 6.5 years
- Kyle Newsom - 4 years
- Neil Ferry - 3 years
- Duane Heimann - 3 years
- Jared Reinoehl - 1 year
- Ken Brison - 1 year

Thank you for your dedication and many years serving our community!

New HOA Board and Contact Information

- Chris Stanek - President - stanekchris55@gmail.com
- Trent Hauschild - Vice President - trent_hauschild@yahoo.com
- Sheri Stanek - Treasurer - sstanek55@gmail.com
- Danielle Coontz - Secretary - dcoontz123@gmail.com
- Kara Bachman - Member - trustthinkb@gmail.com

Open Discussion

Kyle Newsom opened the floor to members. No questions or comments were presented.

Closing Statement

Chris Stanek, new HOA president, stated he is looking forward to bringing the community back together since COVID is behind us. He would like to revive former committees hoping that neighbors will want to get involved to help maintain the community grounds/property. This saves our community money for larger projects! He committed to being transparent and communicating to homeowners when needed.

Meeting was adjourned.