

MINUTES

Cottonwood Creek HOA Board Meeting

March 20, 2023 | 7:00 P.M.

Board Meeting

The meeting was called to order by Chris Stanek, President

Attendees: Chris Stanek, Trent Hauschild, Sheri Stanek, Daniel Coontz and Kara Bachman

Minutes may be found on our website: Cottonwoodhomeowners.com

Old Business

- CWC 2021 Road Project Updates
 - Update on roads from Kyle Newsom – No changes to report. Depositions were postponed until April.
- CWC Website
 - Laura Heimann updated the website to reflect current board members and their contact information. In addition, the website was fixed so members are now able to view Covenants, By-Laws and past Minutes. Thank you Laura!
- Snow Removal
 - CWC is still using Best Lawn Care for snow removal. They did a great job this winter and were quick to respond when asked to put down gravel during the ice storm.

New Business

- Schedule for 2023 Board Meetings:
 - May 22nd – 6:30 p.m. – Location: Danielle Coontz
 - August 21st – 6:30 p.m.- Location: TBD (public meeting)
 - November 13th – 6:30 p.m. – Location: Kara Bachman
 - Annual Meeting – December (Date TBD) - Location: Legends Bar & Grill
- HOA Dues & Road Assessments

Legal reviewed CWC Covenants, Article II, Paragraphs 9 - 11. Based on legal's recommendation the Board voted to take the following actions in order to be in alignment with CWC Convenants:

 - Each homeowner was charged \$450 for HOA Dues in January 2023. Since 2022 Dues were \$300, the HOA can only raise dues by 125% (Paragraph 9). Therefore, HOA Dues for 2023 should be \$375. A credit of \$75 will be added to your Road Assessment invoice.

- Road Assessments shall be limited to \$500 per lot per year (Paragraph 10). With the approval of 75% of the members of the association, the Board may establish assessments in excess of the maximums (Paragraph 11). Since a vote was not completed to approve \$550 for 2023 Road Assessments, each lot owner will be charged \$500 (not \$550). Road Assessment invoices will be mailed on July 1st, due July 31, 2023.
 - In summary, each homeowner (who paid \$450 HOA dues in January) will be invoiced for \$500 for Road Assessment fees with a \$75 credit for HOA dues, for a total amount due of \$425. We apologize if this caused any inconveniences.
 - This will cause an impact on the 2023 Budget and will be closely monitored.
- Spring Clean-up – Everyone is Invited!

In order to control costs and to promote community gatherings, the Cottonwood Creek Spring Clean-up has been scheduled for Saturday, April 29, 2023. Meet at the Estates entrance at 9:00 a.m. where the fun will begin! Rain date scheduled for Saturday, May 6th at 9 a.m.

We will be mulching, cleaning up flower beds, trimming bushes, fence repair, staining posts/signage, the path, etc. If you know of other areas that need attention, please notify Chris Stanek at your earliest convenience. If you have yard tools; clippers, rakes, shovels, wheelbarrows, UTV that is capable of hauling mulch/trash are all welcome.

Make it a family outing and meet friends within our community. If you aren't physically able to help, consider donating food, deserts, drinks for the volunteers. Rain date is May 6th @ 9:00 a.m. Please RSVP if you are able to volunteer to help with the clean-up or to provide food/drinks by April 21st.

- Committees

It is time to revive some of the Committees that were established several years ago. The following committees are being formed. Send an email to Chris Stanek at stanekchris55@gmail.com if you are interested in leading or contributing to any of them.

A. Beautification

- a. Common Grounds Maintenance – Weeds/Mowing
- b. Entrance Sprinklers
- c. Rail Fence along county road
- d. Flowers

B. Trail Maintenance

- a. Bridge Maintenance/Monitoring

C. Social/Community Events

D. Security/Safety (Neighborhood Watch) – Chris Stanek has already volunteered to lead this committee.

- Secretary/Treasurer Board Position

It was determined that combining the Secretary and Treasurer positions would streamline processes and efficiency. Therefore, Sheri Stanek will now hold the position of Secretary/Treasurer and Dani will hold the position of Board Member.

- Insurance

All insurance responsibilities for CWC have been assigned to Kara Bachman. Thanks Kara!

Informational Updates

HOA Directory - If you are new to the community or have new contact information, please provide email addresses and/or phone numbers to Sheri Stanek at slstanek55@gmail.com.

HOA Board Contact Information

CHRIS STANEK

President

E: stanechris55@gmail.com

C: 402-453-0489

TRENT HAUSCHILD

Vice President

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SHERI STANEK

Secretary/Treasurer

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DANILLE COONTZ

Board Member

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KARA BACHMAN

Board Member

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NOTE: Visit our website to stay informed on what is going on in our wonderful community and better yet, volunteer and be a part in making our community the best it can be.