

MINUTES

Cottonwood Creek HOA Board Meeting

November 6, 2023 | 6:30 P.M.

Board Meeting

The meeting was called to order by Chris Stanek, President

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

Minutes can be found on our website: Cottonwoodhomeowners.com

Old Business

1. CWC 2021 Road Project Lawsuit/Update

No updates at this time.

2. 6th Annual HOA Halloween Hayrack Trick-or-Treat Night

We had great weather for the event, and it looked like everyone had a great time! Thanks to everyone that helped plan, contribute, and all that participated. A big shout out to Kyle Newsom and John Grose for providing the hayracks and pulling the kids around!

New Business

3. Cottonwood Creek Annual HOA Meeting (Invite attached)

Legends Bar & Grill

6910 N. 102nd Circle

Sunday, December 3rd from 2pm – 4pm

- If you would have questions regarding the roads, please submit questions in advance to Chris Stanek (by Monday, November 27th) and we will get responses from legal. Responses will be shared at the meeting. stanekchris55@gmail.com
- The Washington County Sherriff's Department is not available to attend due to prior commitments to discuss the Neighborhood Watch program. We will try again next year!

4. New Board Members

- In 2024, we will be adding two more Board member seats. We strongly encourage you to become a member of the HOA Board and make a difference in our community. The *Request for Nominations for HOA Board of Directors* form is attached for your convenience.

- Please email the nomination form to Sheri Stanek at slstanek55@gmail.com no later than November 19, 2023.
- Ballots will be mailed out November 20th and will be due December 1, 2023.
- The Board acts as the elected representatives of the Cottonwood Creek community. As such, it is important to have active participation by the homeowners in the community.
- To qualify, you must be a homeowner, current on HOA and Assessment dues, who is able and willing to attend most HOA meetings and help the Board serve our community.

5. Snow Removal, Lawn Care and Maintenance

Nebraska Lawn & Landscape will continue to provide snow removal services for winter 2023/2024. This includes plowing and treating our roads during severe weather.

The board is gathering bids for lawn care services for 2024. We do appreciate all volunteers that contributed to keeping our neighborhood well groomed this past year! **Thanks to each and everyone of you!**

6. Road Maintenance

Annual road maintenance is scheduled to begin Friday, November 10th (normal maintenance to prevent further damage to our roads).

Updates & Information

- This is a friendly reminder that all improvements to your property must be submitted to the board for approval per Article I, Paragraph 2 of the Declaration of Covenants, Easements and Restrictions for Cottonwood Creek prior to starting your project.
- Pine Wilt is not our friend and is spreading rapidly throughout our neighborhood. If you are aware of an infected tree on your property, please address as soon as possible to prevent spreading. There are currently three properties that were observed as having pine wilt. Please address asap!
- Pine wilt disease is a **fatal disease that affects non-native pines**. It is caused by **pinewood nematodes**. The nematodes are carried by **sawyer beetles**, which bore into the wood and introduce bacteria that may worsen the disease. Pine wilt disease causes **rapid wilting and death** of the infected trees, usually in the late summer or fall.

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**E: trent_hauschild@yahoo.com

C: 402-657-3643

SHERI STANEK**Secretary/Treasurer**E: sstane55@gmail.com

C: 402-630-7745

DANILLE COONTZ**Board Member**E: dcoontz123@gmail.com

C: 402-517-0669

KARA BACHMAN**Board Member**E: trusthimkb@gmail.com

C 402-679-0501

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.