



MEETING MINUTES

COTTONWOOD CREEK ANNUAL HOMEOWNER'S ASSOCIATION

LEGENDS BAR & GRILL

DECEMBER 3, 2023 @ 2:00 P.M.

I. Welcome

Meeting was called to order by President, Chris Stanek.

Minutes can be found on our website: Cottonwoodhomeowners.com.

II. Board Introductions

- a. Chris Stanek, President
- b. Trent Hauschild, Vice President
- c. Sheri Stanek, Secretary/Treasurer
- d. Kara Bachman, Member
- e. Danielle Cootnz, Member

III. Member Recognitions

- a. Laura Heimann – Community website management – Cottonwoodhomeowners.com
- b. Sheri Stanek – Community Facebook administration – Cottonwood Creek Neighborhood
- c. Donna Johnson – Auditing and preparation of HOA tax return
- d. Jim Morley – Community lot map management
- e. Kyle & Amber Newsom and John Grose for the Halloween Trick or Treat Event
- f. Myron Carlson – Review & reporting of bridges and fence
- g. Jason Coontz, John Maschman, Susi Gryzwa & Chris Stanek – Mowing of the entrances and along paths
- h. Rick Christensen – replaced backflow plumbing and assisted with signage
- i. Spring clean-up – for all those who contributed!

IV. Treasurer's Report

The 2023 Financial Report & 2024 Proposed Budget were presented by Sheri Stanek.

V. HOA Business

a. Roads Update

- Cottonwood Creek sent DPS a Request for Settlement letter. As of this date, we have not received a response from them.
- The expert witness CWC had intended to use backed out of working with us due to unknown reasons. The HOA board voted and approved retaining Terracon as our new expert witness. We are awaiting Terracon to provide an estimate to repair and replace the faulty work of DPS. This estimate will be used to make our case against DPS.
- Both sides filed documentation to extend court deadlines until late 2024.
- Pansing Hogan Ernst will continue to work towards a settlement while preparing our case.

b. Neighborhood Watch

- Signs have been installed at all entrances and many commented that this was appreciated (along with the “No Soliciting” signs!).
- Washington County was not able to attend our Annual HOA meeting but we will try again to have them attend our Spring public meeting.

c. Sub-Committee Discussion

- Social Committee – Please contact Susi Grzywa if you are interested in helping with social events in 2024 - grzywas@msn.com

d. Pine Wilt

- Shout out to those that have removed diseased trees to prevent further spread. It was brought to everyone’s attention that you need to discard the wood or the disease can still spread!

e. Bridge Update

- Myron Carlson provided an in-depth explanation of the safety of the bridges due to erosion and different options to repair/replace the bridges.
- It was agreed to ensure the bridges are safe and have volunteers help with securing the south bridge. Once the road issues are resolved we will discuss member preferences before moving forward.

f. Assessment and Dues

- Annual Dues for 2024 - \$375
- Road Assessment Dues for 2024 - \$500

g. New HOA Board Members

- Mike Beister
- Shirley Miller

VI. Open Discussion

A homeowner asked the question why home improvements need to be submitted and approved by the board.

- Cottonwood Creek Covenants, Article I, Restrictions and Covenants, Paragraph 2 (a) states “a Lot owner desiring to erect an Improvement shall submit construction plans to Declarant.”
- Cottonwood Creek Covenants, Article III, General Provisions, Paragraph 1 states “If the present or future owners, users or occupants of the Lots shall violate or attempt to violate any covenant contained in this Declaration, it shall be lawful for any other person or persons owning any other Lot to prosecute proceedings at law or equity against the person violating or attempting to violate any such covenant...”
- Overwhelming support for the covenants from the members as all agreed we wanted to keep our community uniform and looking nice.

VII. Closing Statement – Chris Stanek, President

VIII. Adjournment