



Cottonwood Creek HOA Board Meeting Minutes

February 5, 2024 | 6:30 P.M.

Board Meeting

The meeting was called to order by Chris Stanek, President

Attendees: Chris Stanek, Trent Hauschild, Sheri Stanek, Dani Coontz, Mike Beister and Shirley Miller; Kara Bachman (absent); Myron Carlson (guest)

Minutes can be found on our website: Cottonwoodhomeowners.com

Old Business

1. Bridge Project/Update

Myron Carlson provided an update on the south bridge project including cost estimates, identified risks, material list and board oversight expectations. Myron will be providing an in-depth plan and multiple drawings to be approved before work can begin. The goal is to correct the erosion issue and to build a new design for added stability. The project will be done with volunteers to control costs. If you have any input or are willing to help, please contact Myron directly.

2. CWC 2021 Road Project Lawsuit/Update

Chris Stanek provided an update on the roads. Terracon was hired as an expert witness on behalf of Cottonwood Creek HOA. We are awaiting their final report to be submitted to legal. We will keep the neighborhood updated as we move forward.

3. 2024 HOA Dues

Invoices were mailed at the end of December and payment was due on January 31, 2024. All dues have been received and deposited. It appeared that many of you liked Venmo as an option and took advantage of this payment method. We will continue to provide this as an option going forward.

New Business

4. 2024 Board Meeting Schedule

- May 6th – 6:30 p.m. – Location: Coontz
- August 5th – 6:30 p.m. - Location: Hauschild
- November 4th – 6:30 p.m. – Location: Miller
- December 8th - 2:00 p.m. – 4:00 p.m. Annual Meeting @ Legends

5. **2024 Board Members & Officers**

Chris Stanek, President
Mike Beister, Vice President
Sheri Stanek, Secretary & Treasurer
Dani Coontz, Board Member
Kara Bachman, Board Member
Trent Hauschild, Board Member
Shirley Miller, Board Member

6. **Spring Clean-Up – Everyone is Invited!**

To control costs and to promote community gatherings, the Cottonwood Creek Volunteer Spring Clean-up has been scheduled for **Saturday, May 4th**. All neighbors are encouraged to participate. We will meet at the Estates entrance at 9:00 a.m. where the fun will begin!

We will be mulching, cleaning up flower beds, trimming bushes/trees, 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 are not physically able to help, consider donating food, deserts, drinks for the volunteers. Rain date is scheduled for May 11th @ 9:00 a.m. Please RSVP if you can volunteer to help with the clean-up or provide food/drinks by May 1st.

Last year was a huge success...let us make it another year of food, fun and hard work!!!

7. **Snow Removal, Lawn Care and Maintenance**

Nebraska Lawn & Landscape will continue to provide snow removal services for the remainder of this winter. This includes plowing and treating our roads during severe weather.

The board has voted to have lawn maintenance provided by a service for the 2024 season. We saved the HOA money last year by using volunteers to complete these services but it is time for them to rest and let the professionals take it back. Thanks once again to those that continually showed up to mow, trim, fertilize and pull weeds last season!

Thanks to each and every one of you!

8. Committees

- Beautification – Teresa Beebe, Chair
- Bridge/Trail – Myron Carlson
- Social/Community Events – Lindsey Chapin & Lindsey White, Co-Chairs
 - Meeting scheduled for March 3rd
- Security/Safety (Neighborhood Watch) – Chris Stanek, Chair

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.
- 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
- Spring/Summer – Keep grass, weeds and volunteer trees cut and away from the roads. This will help to maintain our roads; provide better visibility while driving and walking; and provide a buffer zone for wildlife.
- 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.
- 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 Board Contact Information

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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.

♥ happy ♥
Valentine's
♥ day ♥