



## Cottonwood Creek HOA Board Meeting Minutes

May 13, 2024 | 6:30 P.M.

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### Board Meeting

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The meeting was called to order by Chris Stanek, President

Attendees: Chris Stanek, Mike Beister, Sheri Stanek, Trent Hauschild, Shirley Miller, Kara Bachman, and Greg White

Minutes can be found on our website: [Cottonwoodhomeowners.com](http://Cottonwoodhomeowners.com)

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### Old Business

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#### 1. CWC 2021 Road Project Lawsuit/Update

Terracon completed their report on the condition of our roads and that report has been submitted to both legal teams. Cottonwood Creek is ready to go to mediation or trial when DPS makes some decisions. We will keep the neighborhood informed as we are made aware of any updates.

#### 2. Bridge Project/Update

Thanks to **Brian Reiman** who donated and delivered fill dirt to repair the erosion around the foundation of the bridge on the walking path.

At 6:00 PM on Wednesday (May 15) we will be taking the first step to fix the bridge on the walking path (weather permitting). Volunteers will be placing fill under and around the foundation on the reserve side to repair damage caused by erosion. This work will only take an hour or so and we are not yet dismantling the bridge. Therefore, it will only be out of service for a short time as we go about our work. All are welcome to join.

#### 3. Spring Clean-Up – Cancelled for 2024

Spring clean-up was cancelled due to volunteers completing necessary clean-up and maintenance to our common areas prior to the scheduled clean-up day. If you notice areas needing attention, please notify Chris Stanek. Thank you so much for those that continue to donate time to keeping our community beautiful (and safe)!

### 4. **Lawn Care and Maintenance**

Bids went out earlier this year for lawn care and maintenance for the 2024 season. The board voted to have Wolf Grounds Maintenance as our new provider. This bid came in \$2,280 lower than previous years. So far, they have been providing outstanding service and are keeping all three entries well maintained!

### 5. **Chickens – The Board has Listened!**

During the past several weeks, a survey was completed to see how many of you would be interested in allowing our neighbors to raise chickens. Many of you were not in favor of the survey since you ultimately felt the answer is already contained in the covenants. Since it seems the issue will not go away, we felt it was in the best interest of Cottonwood Creek to address the issue head-on. Therefore, the survey was completed so everyone could be heard and the results documented as an additional tool to defend the Board's enforcement of our covenants.

The results of the survey are as follows:

|                                 |     |
|---------------------------------|-----|
| Number of Households "For":     | 17  |
| Number of Households "Against": | 47  |
| % of Votes required to amend:   | 75% |
| % of Votes acquired:            | 36% |

Based on the results of this survey, the Board will continue to enforce the covenants and anyone who does not abide will be dealt with on an individual basis. The Board considers this issue closed and will continue to deny any requests for chickens. Anyone who may have additional questions may reach out to Chris Stanek directly.

### 6. **Cottonwood Facebook**

All Cottonwood Creek business will solely be conducted through email to each homeowner. The Cottonwood Creek Facebook page will continue to be used for the enjoyment of celebrating events in the neighborhood, posting a message about lost pets, needing babysitting services, informational purposes, etc. We encourage group discussions but will delete posts that contain vulgar language, political or religious references, etc.

### 7. **Committees**

- Beautification – Teresa Beebe, Chair

A proposal was submitted for beautification of our entrances. Although we were all in favor of the proposal, the board voted to table until next year until the roads issue is resolved.

- Bridge/Trail – Myron Carlson

See above

- Social/Community Events – Lindsey Chapin & Lindsey White, Co-Chairs

- 1<sup>st</sup> Annual Easter Egg Hunt – A great success with many littles there to participate! Good job!
- July 4<sup>th</sup> Parade – Mark your calendars! Parade scheduled for Saturday, June 29<sup>th</sup>. Ice cream for the kiddos at the end of the parade.

- Security/Safety (Neighborhood Watch) – Chris Stanek, Chair

As promised, the Board is making plans to have Washington County come and speak with us regarding the Neighborhood Watch program and what we can all do to help protect our neighborhood. Further details to come but plan sometime this summer!

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## Updates & Information

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- **Lot 11 - Welcome to Jessica & Garrett Batenhorst!**
- **Lot 63 – Welcome to Bill Mangels & Phillip Mangels**
- 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](mailto: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.

### 8. **2024 Board Meeting Scheduled**

- August 7th – 6:30 p.m. - Location: Trent Hauschild

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## 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.