



Cottonwood Creek HOA Board Meeting Minutes

November 4, 2024 | 6:30 P.M.

Board Meeting

The meeting was called to order by Chris Stanek, President

Attendees: Chris Stanek, President; Mike Beister, Vice President; Sheri Stanek, Secretary/Treasurer; Trent Hauschild; Shirley Miller; Kara Bachman; and Greg White (via phone)

Minutes can be found on our website: Cottonwoodhomeowners.com

Old Business

1. CWC 2021 Road Project Lawsuit/Update

Expected trial date – Summer 2025 (last communicated from legal).

2. Road Maintenance 2024

Chris Stanek received four bids from local contractors to perform road maintenance. Omni was selected as their bid was low and they have the experience needed based on our unique road situation. Omni completed road maintenance work in September in the amount of \$15,520.

3. Bridge/Culvert Completion

The bridge project was completed with 100% homeowner volunteers, saving Cottonwood Creek HOA a ton of money! When we started planning for the bridge rebuild, bids to complete the work were between \$60,000 and \$70,000. We were able to do the entire project for **\$3,094.85!** This was a massive savings to homeowners in Cottonwood Creek. An added plus, the bridge looks amazing and is structurally sound. In addition, with some of the extra materials we were able to fix the culvert on the trail to help with erosion from heavy rains earlier in the summer. Thanks to all of the volunteers for their dedication, time and expertise, we could not have done it without you!

New Business

4. 2024 Annual Board Meeting

Legends Patio Grill & Bar

6910 N 102nd Cir, Omaha, NE 68122

Sunday, December 8, 2024 from 2:00 – 4:00 p.m.

5. **2025-26 Board Open Board Positions**

Ballots will be sent out next week for the five open board positions. The following individuals have volunteered to run:

- Bob Chapin
- Scott Dingfield
- Jason Hagan
- Trent Hauschild
- Kent Miller
- Chris Stanek
- Greg White

6. **Accountant/Tax Prep Needed**

Thank you to Donna Johnson for preparing Cottonwood Creek taxes and performing auditing services for many years. We appreciate all your time and dedication over the years!

With that said, we are looking for a volunteer to take over Donna' duties. Anyone interested, please reach out to Sheri Stanek at your earliest convenience.

If we aren't able to get a volunteer, the HOA will be responsible for hiring an Accountant and paying for these services going forward.

Updates & Information

- **Social/Community Events – Lindsey Chapin & Lindsey White, Co-Chairs**
 - **Halloween Parade** – Another successful event was put on by our Social Committee. They had a great turnout and participation by neighbors. A big thank you to the Lindseys!!!
 - **Meet & Greet** – Thanks to Shirley Miller and Susi Grzywa for hosting the Meet & Greet held at the Lighthouse Bar in Blair in September. They had over 30 in attendance!
- Branch and tree cleanup along the trail is a concern to many. It was decided to discuss at the Annual Cottonwood Creek HOA meeting to get a better understanding of how residents would like handled.
- 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 continues to spread throughout our neighborhood. There are currently three properties that have been identified as having a tree with pine wilt. Please have this taken care of at your earliest convenience.

- Each Lot owner is required to maintain and manage existing natural grass on that area of such Lot extending at least twenty-five (25) feet from each side Lot line and fifty (50) feet from the rear Lot line. In no event shall a Lot owner allow more than two-thirds (2/3) of the total area of such Lot to be maintained, mowed and irrigated. (Cottonwood Creek HOA Covenants, Article I, Restrictions and Covenants, Paragraph 16). This does not pertain to those performing Spring/Fall clean-up of their property/grasses.
- 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: stanekchris55@gmail.com

C: 402-453-0489

MIKE BEISTER**Vice President**E: mjb@abbnebraska.com

C: 402-510-7458

SHERI STANEK**Secretary/Treasurer**E: slstanek55@gmail.com

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

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TRENT HAUSCHILD**Board Member**E: trent_hauschild@yahoo.com

C: 402-657-3643

SHIRLEY MILLER**Board Member**E: shirleyandkent@gmail.com

C: 402-680-0598

GREG WHITE**Board Member**E: gregwhite860@gmail.com

C: 920-219-0194

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.