



Cottonwood Creek HOA Board Meeting Minutes

January 6, 2025 | 6:30 P.M.

Board Meeting

The meeting was called to order by Kent Miller, President

Attendees: Kent Miller, President; Chris Stanek, Vice President; Scott Dingfield, Treasurer; Shirley Miller, Secretary; Mike Beister; Bob Chapin and Trent Hauschild

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

Old Business

1. Follow-up From 2024 HOA Meeting Held December 8, 2024

The meeting minutes are posted on Cottonwoodhomeowners.com.

The Board discussed the requested review of the proposed 2025 budget amount of \$25,000 for legal support for covenant compliance and it was agreed to lower the budget amount to \$4,460 which balances the general operating budget. If additional dollars are required (not expected), the Board may use additional funds that are available from the general operating fund savings account.

2. 2025 Board Officers

Officers were elected at a special meeting of the Board held on December 6, 2024 at the Stanek's house that included all members of the 2025 Board. The following are the elected officers:

Kent Miller – President

Chris Stanek – Vice President

Scott Dingfield – Treasurer

Shirley Miller - Secretary

New Business

3. Treasurer's Report

2025 HOA dues were invoiced to homeowners and are due January 31, 2025.

4. Covenant Compliance

As discussed at the 2024 Annual Homeowners' Association meeting, the Board entertained ideas regarding possible responses to violations of covenants in the neighborhood. A written process will be

prepared and reviewed with appropriate legal expertise prior to the next Board meeting. Communication of any final process will be provided to homeowners once the process has been completed.

5. **2025 Board Meeting Schedule**

The proposed schedule for Board meetings in 2025 is:

March 3

June 2

September 8

November 10

The Annual Homeowners' Association meeting for 2025 will be December 7. **Please add this to your calendar.**

Updates & Information

- **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's duties. If anyone is interested, please reach out to Scott Dingfield at your earliest convenience. It would really be appreciated!

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.

- Branch and tree cleanup along the trail is a concern to many. The Board will discuss possible actions and costs to remedy at the next Board meeting.
- 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.
- HOA Directory - If you are new to the community or have new contact information, please provide email addresses and/or phone numbers to Shirley Miller at shirleyandkent@gmail.com.

HOA Board Contact Information

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SHIRLEY MILLER**Secretary**E: shirleyandkent@gmail.com

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MIKE BEISTER**Board Member**E: beistermike@gmail.com

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

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BOB CHAPIN**Board Member**E: bob.chapin@gmail.com

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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.