



## Cottonwood Creek HOA Board Meeting Minutes

March 3 (and 17), 2025 | 6:30 P.M.

### **Board Meeting**

The meeting was called to order by Kent Miller, President

Attendees (March 3): Kent Miller, President; Chris Stanek, Vice President; Scott Dingfield, Treasurer; Shirley Miller, Secretary; Bob Chapin, Trent Hauschild and Shannon Morrissey

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

### **OLD BUSINESS**

1. Welcome of new Board member Shannon Morrissey

### **NEW BUSINESS**

2. **Treasurer's Report** – Scott Dingfield

- Summary of recent dues billing and collection (all homeowners have paid)
- 2024 tax filing – In the process of compiling tax information and preparing filing

3. **Covenant Enforcement Process**

- Discussed the proposed procedures that reflect the recent meeting with attorney regarding covenants/bylaws and rights of Board
- The Board approved written procedures that are attached and are posted on the website

4. **Road Lawsuit Discussion**

- Kent Miller and Chris Stanek talked with roads attorney, David Welch, last week regarding mediation versus trial. Mr. Welch is going to put together a financial sheet showing range of costs followed by an additional discussion by the Board regarding mediation.
- MARCH 17 UPDATE: The Board met with Mr. Welch regarding possible mediation on the lawsuit with DPS regarding the road repairs. The Board voted to proceed with mediation, if agreed by DPS, to be scheduled as soon as possible (estimated to be early summer), while still pursuing the trial that has not yet been scheduled (estimated to be late 2025 or early 2026). Mediation, if it results in an agreeable settlement, will save trial costs and resolve the suit earlier than a trial.

5. **Easter Event – April 12, 2025 – 11 a.m.**

- Meet at Chapins and Whites for Easter egg hunt
- An email will be sent out to all homeowners with further details

6. **Spring Clean-up**

- May 3, 2025 to place mulch, trim bushes, etc.
- A reminder email will be sent out to all homeowners in April

7. **Grass/Tree Items Action Plan**

- **There was discussion on grasses and weeds growing into the road and causing road damage. We would like to request homeowners take a look at their lots and take care of road incursion by spraying or pulling these weeds. Thank you!**
- When the weather gets warmer, please take care of tree pine wilt on your property (Washington County will not address the pine wilt on trees in the county road right-of-way).

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## Updates & Information

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- 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 Shirley Miller at shirleyandkent@gmail.com.

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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.