



## Cottonwood Creek HOA Board Meeting Minutes

June 2, 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; Shannon Morrissey

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

#### 1. Treasurer's Report

- Summary of account balances and upcoming road assessment dues
- Outstanding 2025 bills

#### 2. Covenant Compliance Process

- The written procedures are posted on the website

#### 3. Road Lawsuit Discussion

- Kent Miller, Chris Stanek and Scott Dingfield will represent the Board at the rescheduled mediation with the contractor, DPS, on July 22, 2025. The goal of the mediation process will be to arrive at an agreeable settlement that resolves all issues in the outstanding lawsuit. Mediation, if it results in an agreeable settlement, will save substantial trial costs and resolve the suit earlier than a trial. If mediation does not result in a settlement, then the trial process will proceed.
- The trial has not yet been scheduled (estimated to be late 2025 or early 2026).

#### 4. Road Maintenance

- A bid was received by Omni Engineering and will be accepted to seal cracks and joints in the fall.

#### 5. Community Events

- The April 12 Easter egg hunt was attended by many and was a success – thank you to Lindsey Chapman and Lindsay White for organizing the event.
- A 4<sup>th</sup> of July parade and parachute catching contest will be held on Saturday, July 5. An email will be sent out to all homeowners with further details.

- The annual Spring Clean-up was held on May 3 where bushes were trimmed, weeds pulled and a layer of fresh mulch was applied to all three entrances. Two dying pine trees were removed and two ornamental trees were planted in their spots. Thank you to everyone who participated.

#### 6. 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!**
- Thank you to homeowners who have taken care of tree pine wilt on their property.

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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.