



Cottonwood Creek HOA Board Meeting Minutes

September 8, 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; Shannon Morrissey; Bob Chapin

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

1. Treasurer's Report

- Summary of account balances
- Outstanding 2025 bills
- Due to increased costs for services and to maintain a reserve, it is recommended that the 2026 dues be increased by approximately 25% from \$375 to \$465. The vote was unanimous by all attending Board members to increase the dues in accordance with Article II, Section 9b of the covenants. This will be discussed more in detail at the annual members meeting on December 7, 2025.

2. Road Lawsuit Discussion

- The Court dismissed the lawsuit with DPS, LLC on August 15, 2025. The release of the construction lien on the Cottonwood Creek roads was acknowledged by Washington County on August 18, 2025. All items related to this ongoing lawsuit are closed.

3. Road Maintenance

- Omni Engineering completed crack sealing on the roads on September 13, 2025.

4. Community Events

- The Halloween event will occur on Saturday, October 25, 2025. Additional information will be emailed to homeowners prior to the event.

5. December HOA Meeting

- The annual meeting will be held Sunday afternoon on December 7, 2025 at Legends Patio Grill and Bar at Cherry Hills. An email will be sent in November with final details.
6. Board Member Positions
- Shannon Morrissey and Shirley Miller’s Board terms will expire after this year. Shannon has agreed to place his name on the ballot for 2026-2027. Anyone willing to serve on the Board for a two-year term should provide their interest to anyone on the current Board by November 1, 2025 so that a ballot may be sent to homeowners prior to the Annual Members Meeting.

Updates & Information

- 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.

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.