

Cottonwood Creek Board Meeting Agenda

December 29, 2025

Meeting Minutes

Board Members in attendance: Kent Miller, Chris Stanek, Scott Dingfield, Shannon Morrissey, Trent Hauschild, David Buntain

1. Election of 2026 Officers

The following officers were elected unanimously by those Board members in attendance:

President: Kent Miller
Vice President: Chris Stanek
Treasurer: Scott Dingfield
Secretary: Shannon Morrissey

2. Annual Road Assessment

At the annual meeting there was discussion that the Board should consider whether to raise the annual road assessment (currently \$500/year) to build a reserve for future road repair projects. Such an increase would require an affirmative vote of 75% of all lot owners. The Board unanimously agreed not to propose an increase in the road assessment this year because the 2026 budget is sufficient to cover the maintenance costs for 2026 and there is no current plan to conduct repairs exceeding the annual budget allowance. When the Board determines there is a need for repairs which will exceed current income, it will consider proposing an increase in the annual road assessment.

3. Treasurer's Report

The current road loan held by the HOA has a balance of approximately (interest accrues daily) \$13,800. The Board voted unanimously to use existing HOA bank funds to pay off the loan and save interest costs. The few Cottonwood Creek homeowners who have related loans with the HOA will continue to make payments owed to the HOA.

4. 2026 Board Meeting Dates

January 26

March 30

June 22

September 28