

Cottonwood Creek Board Meeting Agenda

June 22, 2026

Location and Time: 6:30 pm at Morrissey residence _____

1. Treasurer's Report

See Attached

2. Covenant Enforcement Process

No new concerns but we as a Board are responsible for bringing things to the attention of those who fail to follow the Covenants which we all agreed to follow when we purchased our property. Be a good neighbor 😊

3. Next Neighborhood Event?

4th of July Parade will be this Saturday June 27th at 4pm. Meet at the south entrance of the Reserve side.

4. Road Maintenance – June Sealcoat Review

Board agreed unanimously to have the crack sealing of the roads done yearly. This promotes longevity without having to do serious road maintenance on a regular basis. With the Sealcoat being completed this week, it was discussed that if anyone would have clumps of dirt or other debris that would possibly soak up the sealant, to remove them ASAP to preserve the integrity of the sealcoat for a longer period.

5. Any other neighborhood maintenance items?

Pine wilt and Eastern Cedar invasiveness are still a concern to maintain so we can all continue to enjoy our beautiful neighborhood.

6. Other?

Road dues notification will go out July 1st with payment due July 31st.
Next Board Meeting will be Sept. 28th at 6:30 pm.

Respectfully submitted,
Shannon Morrissey

CWC HOA Jan 1 to May 31, 2026 Financials

OPERATING REVENUE	2025 Actual	2026 Est Budget	2026 Actual
HOA Dues (collected in January) \$465/lot	\$24,000.00	\$30,225.00	\$30,225.00
Dues Interest Earned	\$1,195.40	\$850.00	\$510.80
HOA Roads Assessment (collected in July)	\$32,500.00	\$32,500.00	\$500.00
Roads Loan Payments From CWC Lot Owners	\$3,354.18	\$2,365.13	\$989.05
Roads Interest Earned	\$2,237.85	\$850.00	\$54.61
Operating Revenue Total	\$63,287.43	\$66,790.13	\$32,279.46

July income will be \$32,000

OPERATING EXPENSES	2025 Actual	2026 Est Budget	2026 Actual
Electricity	\$435.21	\$445.00	\$178.14
Insurance	\$929.00	\$2,000.00	\$1,008.00
Taxes	\$82.76	\$85.00	\$8.80
Legal (covenant enforcement)	\$0.00	\$5,000.00	\$0.00
Website	\$800.00	\$400.00	\$0.00
Mulch, Landscaping Materials, Mowing, Fertilizer	\$6,829.97	\$6,500.00	\$575.00
Signage Purchase, Repair	\$130.72	\$125.00	\$141.20
Snow Removal	\$0.00	\$7,000.00	\$0.00
Annual Meeting Rental, Food, Printing, etc	\$725.42	\$775.00	\$0.00
Postage, Envelopes, PO Box, Bank Fees	\$110.06	\$115.00	\$30.00
Quickbooks	\$438.00	\$374.83	\$374.83
Road Maintenance	\$15,892.45	\$45,000.00	\$12,000.00
Legal (lawsuit representation)	\$25,159.54	\$0.00	\$0.00
Lawsuit Settlement	\$100,000.00	\$0.00	\$0.00
Roads Loan Principle Paid	\$4,228.57	\$5,332.10	\$13,801.42
Roads Loan Interest Paid	\$746.67	\$518.86	\$31.05
Operating Expense Total	\$156,508.37	\$73,670.79	\$28,148.44

\$28,889 June expenses

\$765 Wulf (mowing, fertilizing)

\$36 OPPD

\$28,000 Asphalt Specialists (road sealing)

\$88 PO Box annual fee

NET INCOME	-\$93,220.94	-\$6,880.66	\$4,131.02
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CWC HOA ASSETS	2025 Actual	2026 Est EOY	2026 Actual
CWC HOA Assets (cash in bank)	\$35,043.69	\$30,964.31	\$38,409.71
CWC HOA Total Assets	\$35,043.69	\$30,964.31	\$38,409.71

\$9,520.71 after June expenses

CWC HOA LIABILITIES	2025 Actual	2026 Actual
Roads Project Loan	\$13,801.42	\$0.00
CWC HOA Total Liabilities	\$13,801.42	\$0.00

Cash in Bank

DEPOSIT ACCOUNTS

	ACCOUNT NAME	ACCOUNT NUMBER	ACCOUNT GROUP	CURRENT BALANCE	AVAILABLE BALANCE	
Checking	<u>Community Service</u>	x1208		\$1,751.93	\$1,757.36	⬇️📄🔍💵
Roads Dues	<u>Money Market</u>	x0815		\$5.43	\$5.43	⬇️📄💵
General Dues	<u>Money Market</u>	x0816		\$36,652.35	\$36,652.35	⬇️📄💵
General Savings	<u>Basic Savings</u>	x0820		\$0.00	\$0.00	⬇️📄💵
	TOTAL BALANCE			\$38,409.71		

LOAN ACCOUNTS

	ACCOUNT NAME	ACCOUNT NUMBER	ACCOUNT GROUP	NEXT PAYMENT AMOUNT	NEXT PAYMENT DUE DATE	INTEREST RATE	CURRENT BALANCE	
Roads Loan	<u>INSTALLMENT LOAN</u>	x8972		\$0.00		4.50%	\$0.00	📄💵
	TOTAL BALANCE			\$0.00			\$0.00	