Cottonwood Creek Board Meeting Minutes

September 28, 2026

1. Treasures Report

See Attached

2. Halloween Party

Date – Saturday October 24th
Time – 5 pm
Meet At – The Estates Entrance

We will load up the trailers and start out going through the Reserve side and head back over to the Estates side traveling clockwise.

3. Road Maintenance

Crack sealing was discussed again for the 2027 year. Bids will need to be taken late Winter or early Spring for work to be done in the Summer. This is a necessary process to preserve our roads and to maintain them for less expensive repairs as needed in the future.

4. Board Member Election

There will be (5) open positions on the Board for 2027. Those who have interest of being on the HOA Board can submit their nominations to anyone on the current Board by November 1st so ballots can be sent out by mid-November for the December 7th election.

5. Annual HOA Member Meeting

The meeting will take place again at Legends Patio Grill and Bar on December 13th at 2 pm.

The new Board Members for 2027 will be announced at that time.

CWC HOA September 2026 Financials

OPERATING REVENUE	2025 Actual	2026 Budget	Actual 1.1.26 to 9.23.26	Estimate 9.24.26 to 12.31.26	Projected 2026 EOY
HOA Dues (collected in January) $465/lot	$24,000.00	$30,225.00	$30,225.00	$0.00	$30,225.00
Dues Interest Earned	$1,195.40	$850.00	$620.24	$78.00	$698.24
HOA Roads Assessment (collected in July) $500/lot	$32,500.00	$32,500.00	$32,500.00	$0.00	$32,500.00
Roads Loan Payments From CWC Lot Owners	$3,354.18	$2,365.13	$4,343.23	$0.00	$4,343.23
Roads Interest Earned	$2,237.85	$850.00	$170.24	$340.00	$510.24
Operating Revenue Total	**$63,287.43**	**$66,790.13**	**$67,858.71**	**$418.00**	**$68,276.71**

OPERATING EXPENSES	2025 Actual	2026 Budget	2026 Actual	Sep - Dec	2026 EOY
Electricity	$435.21	$445.00	$284.75	$145.00	$429.75
Insurance	$929.00	$2,000.00	$1,008.00	$929.00	$1,937.00
Taxes	$82.76	$85.00	$8.80	$0.00	$8.80
Legal (covenant enforcement)	$0.00	$5,000.00	$0.00	$0.00	$0.00
Website	$800.00	$400.00	$0.00	$400.00	$400.00
Mulch, Landscaping Materials, Mowing, Fertilizer	$6,829.97	$6,500.00	$2,715.00	$1,650.00	$4,365.00
Signage Purchase, Repair	$130.72	$125.00	$169.82	$0.00	$169.82
Snow Removal	$0.00	$7,000.00	$0.00	$1,000.00	$1,000.00
Annual Meeting Rental, Food, Printing, etc	$725.42	$775.00	$0.00	$775.00	$775.00
Postage, Envelopes, PO Box, Bank Fees	$110.06	$115.00	$139.40	$0.00	$139.40
Quickbooks	$438.00	$374.83	$374.83	$0.00	$374.83
Road Maintenance	$15,892.45	$45,000.00	$40,000.00	$0.00	$40,000.00
Legal (lawsuit representation)	$25,159.54	$0.00	$0.00	$0.00	$0.00
Lawsuit Settlement	$100,000.00	$0.00	$0.00	$0.00	$0.00
Roads Loan Principle Paid (road loan payoff)	$4,228.57	$5,332.10	$13,801.42	$0.00	$13,801.42
Roads Loan Interest Paid (road loan payoff)	$746.67	$518.86	$31.05	$0.00	$31.05
Operating Expense Total	**$156,508.37**	**$73,670.79**	**$58,533.07**	**$4,899.00**	**$63,432.07**

NET INCOME	-$93,220.94	-$6,880.66	$9,325.64	-$4,481.00	$4,844.64

CWC HOA TOTAL ASSETS (cash in bank)	2025 Actual	2026 Budget	2026 Actual	Sep - Dec	2026 EOY
	$35,043.69	**$30,964.31**	**$44,369.33**	**$39,888.33**	**$39,888.33**

Cash in Bank as of 9.23.26

	ACCOUNT NAME	ACCOUNT NUMBER	ACCOUNT GROUP	CURRENT BALANCE	AVAILABLE BALANCE
Checking	Community Service	x1208		$2,137.30	$37,607.54
Roads Dues	Money Market	x0815		$35,470.24	$35,470.24
General Dues	Money Market	x0816		$6,761.79	$6,761.79
General Savings	Basic Savings	x0820		$0.00	$0.00
	TOTAL BALANCE			$44,369.33	