

# MINUTES

## Cottonwood Creek Annual Homeowners Association

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November 10, 2019 | 2:00 P.M.

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### Welcome

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The meeting was called to order by Mike Beister, President

Minutes and documents may be found on our website: [Cottonwoodhomeowners.com](http://Cottonwoodhomeowners.com)

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### Board Introductions and Recognitions

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President Beister introduced current board members: Bill Kilmer, Tim Loudon, Neal Ferry, John Grose, Teresa Beebe and Rachel Reiman.

The Board acknowledged and thanked our members who are veterans.

Recognition of community members for their services:

- Laura Heimann – Community website management – [Cottonwoodhomeowners.com](http://Cottonwoodhomeowners.com)
- Tami Mason – Community Facebook page management – Cottonwood Creek Neighborhood
- Donna Johnson – Preparation of HOA tax return
- Jim Morley – Community lot map management
- Mowers who have maintained our entrances and trail this year: Kyle Newsom, Paul McGrath, Joe Vaughn, Brian Reimann, Tim Loudon, Chip Cunningham, Mike Zeringue, Jim Morley, Mike Cochrane, Rachel Reimann and Mike Beister.

*Thank you for all you do!*

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### Treasurer's Report

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Board member John Grose presented the 2020 Budget, 2019 actuals to date as of October 31, 2019. Floor was open for questions.

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### Directory Updates

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Have you changed your email, phone number or just moved in? Go to our website and updated/enter your information. Our community communicates and invoices primarily through email.

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### Social Committee Updates

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A big *"Thank You"* to the social committee members for their planning and execution of events. 2019 events consisted of Spring Cleanup, July 4<sup>th</sup>, Kids Fun Night, Chili Cookoff and Halloween Trick or Treating.

2020 planned events include Spring Cleanup, Fall Block Party and Halloween Trick or Treating. Please contact Teresa Beebe, [tabeebe16@gmail.com](mailto:tabeebe16@gmail.com) if you would like to join or have suggestions for events.

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## Roads

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Board Member Neal Ferry presented:

- A summary of findings and recommendation from the Olsson Engineering Survey completed this summer
- The Road Committee has compiled a strategy to start addressing Olsson's findings
- The community was sectioned into nine areas. Each area was given a ranking due to severity of issues and prioritization of work
- The committee recommended addressing the draining issues first starting in the Reserve on Wood Crest Circle. The work is scheduled to start this fall, weather permitting.
- All homeowners will be contacted prior to any work being performed should it involve their property.
- The committee will reconvene to create a schedule of work with projected costs to complete. They will present the information to the Board for approval. Once approved, the plan will be communicated to the community.
- Lot number posts may be taken down in agreement by both lot owners. It is suggested to leave Lots 38 and 46 posts up since they are still for sale. Deb Ellis communicated that Curt Hoffer has dropped the price by \$10,000 for each lot. Any homeowners wanting to divide the lot between them should contact Deb Ellis.

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## Field Maintenance and Snow Removal

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The homeowner is responsible for their own lot. The HOA will maintain the common areas.

**Fertilizing/Spraying:** Due to weather and access issues for large equipment required, the applications were not able to be applied in a timely manner for 2019. Brian Reiman offered to work with Chris Bilau for 2020 applications.

**Mowing:** The HOA utilizes a local farmer who provides his service of mowing lots, not built on and common areas throughout the community that are easily accessible. The HOA receives income off of the sale of the hay.

**Snow removal** – President, Mike Beister stated that Smither's has been contracted for snow removal again. Snow removal of two inches and above will occur as follows: Overnight snow – snow will be removed by 6:00 a.m., should snow continue, a clean-up removal will occur later that same day. Ice – salt is not used unless conditions are severe.

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## Trail Maintenance and Entrance Beautification

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A discussion regarding maintenance and concern of dead trees along the trail lead to creating a Trail Maintenance Committee. The committee will address the concerns and provide a maintenance plan for the trail and be responsible for maintaining the trail. A Chairperson will be determined at the initial meeting.

Beautification Committee is being established to address the aging landscape at the three entrances. This committee will seek design recommendations from outside vendors, compile a design plan with costs associated and present to the Board for Approval. The committee will be responsible for oversight of work, John Grose is Chairman.

To volunteer on this committee please email Teresa Beebe, [tabeebe16@gmail.com](mailto:tabeebe16@gmail.com).

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## Community Safety / Security

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Board Member, Neal Ferry communicated that the Board has received a few communications regarding the safety/security of our community. A Security Committee will be created to identify concerns by members and propose a plan with any costs associated to the Board for approval. Members were asked to submit their ideas for consideration.

To volunteer on this committee please email Teresa Beebe, [tabeebe16@gmail.com](mailto:tabeebe16@gmail.com).

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## Board Election

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This is an election year for the HOA Board. Board members John Grose, Neal Ferry and Teresa Beebe are seeking reelection of the six seats open. Mike Beister, President (12 years), Tim Loudon, Vice President (10 years) and Bill Kilmer, Board Member (8 years) were acknowledged for their many years dedication and service. We thank them for their service and hope to learn from their knowledge of our community.

Nominations are being accepted through November 30<sup>th</sup> and ballots will be sent out December 1<sup>st</sup> and due in by December 15<sup>th</sup>. If interested to be placed on the ballot, please email Teresa Beebe, [tabeebe16@gmail.com](mailto:tabeebe16@gmail.com).

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## Open Discussion

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The Board has received communications from numerous members regarding continuously barking dogs. A discussion on how to handle this issue in a neighborly manner. It was suggested that should you have this issue, please speak with the pet owner and try to come to a mutual agreement on how to resolve.

A couple of quotes came to mind:

*"Be modest, be respectful of others, try to understand."*

*"One of the sincerest forms of respect is actually listening to what another has to say."*

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## Upcoming Calendar Events

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- Board Nominations – Accepted through November 30, 2019
- Board Voting – December 1 – 15, 2019
- Annual Dues are emailed January 1<sup>st</sup> and due January 31, 2020
- Road Assessment Dues are emailed July 1<sup>st</sup> and due July 31, 2020
- Spring Clean-up – TBD
- New committees will be created and Chairperson will send communications out regarding meeting schedules.

Meeting was adjourned. Minutes will be posted to the website.

**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.

**What a Great Turnout ~ Thank You All for Coming!**