

Cottonwood Creek Board of Directors Meeting Minutes

Date: August 23, 2016

Attendees: Mike Beister, Leslie L. Vaughn, Jr., Bill Kilmer, Chris Bilau, Larry Watzke, and Tim Loudon

The meeting convened at 6:30 p.m. and adjourned at 7:45 p.m. at the Beister residence.

The Board discussed the following subjects:

- 1) Former HOA Board member Erhard Havranek has submitted his resignation following the sale of his home and relocation to Florida. The Board invited John Grose to fill Erhard's vacancy and John has graciously accepted the Boards' invitation.
- 2) The Board has received several inquiries regarding recent damage to the fence located near the tree line in the Estates. It appears that a car drove off the road, crashed through our fence and continued on into the field located near lot 37. The driver apparently fled the scene, abandoning the car's front fender along with the damaged fence. A report has been filed with the Washington County Sheriff's Office. Bill Kilmer has repaired much of the damage to the fence and we thank Bill for this, as well as his countless hours of service to keep our community beautiful.
- 3) The recent brome grass mowing generated net revenues of \$2,900 for the HOA, which has been deposited to the community's road maintenance fund.
- 4) The Board discussed the ongoing road maintenance issues. Community members may have noticed the recent road repairs, which were completed by Omni over the past few weeks. To date, we have been able to fund these road repairs through our annual homeowners' dues and mowing revenues. Long-term, however, our roads will require a complete asphalt overlay of the entire surface. As noted in the June minutes, the Board will be presenting information at the annual HOA meeting outlining our long-term budget forecast and recommendations for an increase in current assessments to cover the projected costs of the asphalt overlay.
- 5) The annual HOA meeting will be held at the Legends Patio Grill & Bar (same venue as in the past) on Sunday, November 6, from 2:00 p.m. to 6:00 p.m. The Legends is located just off I-680 and Irvington Road in the Cherry Hills Plaza. Please plan to attend.
- 6) The Board's next meeting will be held on October 10, 2016 at 6:30 p.m., at which time it will set the final agenda for the HOA's annual meeting.

--Prepared by Tim Loudon