

COTTONWOOD CREEK HOA BOARD MINUTES

The HOA board of directors met on January 10, 2016. Mike Beister, Bill Kilmer, Leslie Schouten, Larry Watzke, Chris Bilau, and Tim Loudon were all in attendance. The board agenda consisted of the following items:

1) Road Maintenance and Repairs. The board budgeted \$12,000 for 2016 for ongoing road maintenance. The board also had extensive discussions regarding the development of a fund for future repairs. The board will be releasing a detailed road maintenance plan by late spring of this year. However, in anticipation of significant repairs in about 10 years, the board agreed to an annual assessment of \$500 for each lot owner, beginning July 1, 2016. The HOA covenants currently restrict the board from assessing an amount in excess of \$500 annually, so the board will be presenting a proposal at the annual HOA meeting next November to increase the annual assessment for future road maintenance and repairs by an additional \$100 (for a total of \$600 annually). HOA members in attendance at next fall's annual meeting will be afforded a chance to vote on this proposal (the covenants require 75% approval).

2) The designated annual spring clean-up date for 2016 has been designated as Saturday, April 30th. The board also agreed that May 21 will be the "rain date" in the event of bad weather on April 30th. The clean-up will begin at approximately 9 a.m. More details will follow later.

3) The board discussed damage that was done to the trail on the Reserves side of the development by one of the Builders currently engaged in construction. The board will be contacting the home builder in order to arrange for repairs.

4) The Board reviewed and approved the minutes from the annual HOA meeting this past November.

5) The board approved a policy regarding HOA members who own multiple lots. Specifically, those homeowners who own multiple lots will only be assessed homeowner dues on built lots. However, all homeowners must pay the annual assessments on each lot they own, whether built or not. This policy is restricted to residential homeowners living in the development.

6) The board is aware of the lighting issues at the front entrance to the Estates and is looking into the cause of the issue.