

Cottonwood Creek Board of Directors Meeting Minutes

Date: June 1, 2016

Attendees: Mike Beister, Leslie Schouten, Chris Bilau, Larry Watzke, and Tim Loudon

The meeting convened at 6:30 p.m. and adjourned at 7:50 p.m.

The agenda for the meeting centered around road repairs.

The first agenda item was the installation of an area drain near the front entrance to the Estates, which the Board had previously approved. The cost of the installation of the drain will be \$1,750 and there may be related landscape repair, estimated to be less than \$300. The purpose of the drain is to channel water seepage below the island at the front entrance away from the asphalt and into a drainage ditch off Lot ____.

The second agenda item was the cost of asphalt road repairs this summer. This consists of two types of road repairs: 1) the actual repair, replacement and patching of compromised sections of the asphalt; and 2) crack and joint sealing. The Board approved a bid from Omni (the same contractor used in 2015) for \$18,043, which represents the repair, replacement, and patching of approximately 2634 square feet of asphalt. The cost per square foot was nearly 50% less than the quote received from another contractor, Western Engineering, to perform the same repairs. The Board also approved Omni's bid of \$4,850 to perform the crack and joint sealing repair work this summer. The total cost of the approved road repairs for 2016 is \$22,892. This is in addition to the \$1,750 for the installation of the area drain.

As discussed at the annual HOA meeting in November, 2015, the Board has continued to research and budget for the anticipated costs of road repair in future years, which likely will include an overlay of the entire road surface within the next 5 – 10 years, depending on weather and road damage. The Board will be presenting information at the next HOA meeting (November 6, 2016) regarding recommendations for an increase in current assessments for the community's road repair fund.

--Prepared by Tim Loudon