

Cottonwood Creek Board of Directors Meeting Minutes

Date: June 6, 2017

Attendees: Mike Beister, Leslie L. Vaughn, Jr., Chris Bilau, John Grose, and Tim Loudon

The meeting convened at 6:30 p.m. and adjourned at 8:10 p.m. at the Beister residence.

The Board discussed the following subjects:

- 1) The Board continues to receive ongoing resident complaints regarding the community's pet policy. Specific issues discussed were residents not cleaning up after their dogs and not using a leash while walking their dogs. The Board decided to issue another reminder to community residents to be mindful of their neighbors and to clean up after your pets when they make a mess in a neighbor's yard or community area. The Board is also considering the adoption of a more formal policy if complaints continue. The Board does recognize that some of the abuse arises from non-residents using our trails to walk their pets.
- 2) As the community continues to grow, there has been an increase in the number of questions regarding the mowing of Brome and other prairie grasses. The mowing of Brome and other prairie grasses is addressed in Article 1 (Restrictions and Covenants), Paragraph 16 of our HOA Covenants. Specifically, Lot Owners are required to maintain a minimum of 25 feet of natural grass on the border of each side lot line (the Board understands this may not be feasible for cul-de-sac Lots) and 50 feet from the border of each rear lot line. This is referred to in the covenants as the "Natural Grass Restriction Area" and mowing of this area is only allowed by permission of the Declarant (i.e., Curt Hofer). In addition, mowed areas, other than walking trails, must be irrigated. The Board would like to remind all community residents to please be mindful of and abide by the requirements of the Covenants governing our community.
- 3) The Board is seeking additional volunteers to help mow the trails during the summer months. If sufficient volunteers do not come forward, the Board is considering the hiring of a lawn maintenance service to conduct the mowing of our trails and other community areas.
- 4) The Board would also like to remind community residents that our Covenants require the Declarant's prior approval before making any structural improvements to a resident's Lot (see Article 1 [Restrictions and Covenants], Paragraph 2 of our HOA Covenants). This includes, among other things, fences, walls, buildings, flag poles, patios, etc. Curt Hofer's email address is: CHofer@jasperstone.com.
- 5) Finally, the Board would like to remind HOA residents that invoices for the \$500 road assessment will be mailed in the coming week. Prompt payment is appreciated.

--Prepared by Tim Loudon