

Cottonwood Creek Home Owners Association
Board Meeting
May 17, 2015

Attendees: Mike Beister, Leslie Vaughn, Tim Loudon, Bill Kilmer and Chris Bilau

Meeting: 1:00 PM at 3708 Buckthorn Drive

- 1) FERTILIZATION AND SPRAYING - A fertilization test spray was performed the end of April at the front entry way. A second test spraying of weeds at the same entry is scheduled for the end of May or early June to help control the weeds. The company that is fertilizing and spraying is "A Purfect Landscaping".
- 2) ROAD REPAIR - Omni will be sealing up cracks this summer to help with the maintenance of our roads.
- 3) COMMUNITY CLEANUP - June 6th, 10AM will be a cleanup date for finishing the front entry area and reserve. Chris Bilau will be the team lead on this project. If you have any questions, please contact Chris. Also bring loppers and clippers if you have them. Notice will be posted on the website.

Huge thank you to all of those that came out to help May 2nd. It is always great to have a united community.

Staining of the posts will occur later summer early fall.

- 4) SIGNAGE - Plans for repairing of the signage at both entrances were discussed. Costs to repair ranged from \$3000.00 to \$14,000.00. The Board felt we could do the majority of these repairs ourselves with the help from some talented homeowners. The signage is planned to be repaired around the same time as our staining of all posts in the community.
- 5) FINANCE - Further discussions occurred regarding our investment account. After all road repairs are paid, money that is being held in the main bank account will be moved over to the investment account.
- 6) COVENANT ISSUES – Complaints from homeowners were shared at the meeting. Several areas are still not being complied with and the Board is asking a **final** time to review the covenants as they are written and please be respectful of each paragraph as it is written. We are fielding complaints regarding the violations of Article I, Sections 10 and 11. Please take the time to become familiar with these sections and make the necessary changes if you are in violation.

As we come into the warmer weather please also be aware of Section 15 regarding the control of noxious weeds.

- 7) GRASS MAINTENANCE - As was requested at the annual meeting, Chris Bilau prepared a "grass maintenance and mowing plan" pros and con summarization. Please see attached document. We are currently working on this year's plan with a new farmer. All homeowners will be notified prior to mowing and you will have the opportunity to agree or disagree with the mowing of your lot.
- 8) COMMUNITY REQUESTS – As a Board it is our responsibility to oversee the maintenance and control of issues that occur with growth in the community. Please bring to the Board any of your concerns or issues. If you have other recommendations on contractors or vendors bring those to us as well. Please do not take it upon yourselves to call around for bids or make plans on community issues. When the homeowners make calls about community issues that the Board is already handling or working on, other conflicting issues arise. Situations in the past have caused some community members to become upset, not knowing it was not a Board initiated change and it has caused some current contractors to become upset and confused. We just ask you to verify with us if we are aware of or might already be working on issues you may have concerns. We are open to your ideas. Bottom line is community issues need to be worked through the Board.

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