

Cottonwood Creek Home Owners Association
Annual Board Meeting - November 11, 2014

Attendees: Mike and Jeannie Beister, Leslie Vaughn and Brian Schouten, Kevin and Susan Poling, Tim and Stephanie Loudon, Laura and Duane Heimann, Ia and Jason Hagan, Bill Kilmer, Jim and Kathy Morley, Pete and Tammy Mason, Holly and Bob Brown, Chris and Betsy Bilau, Laura Meyer and Dave Buntain, Colin and Sara Roberts, Scott and Debra Thomason, Dennis and Sharon Atz, John Grose, Jeff Ellis, Alan and Teresa Mason, Scott and Lynn Dierberger, Alicia Edsen, Scott Dingfield, and Kurt and Esther Zimmerman.

Meeting started at 6:30 PM at Legends Bar and Grill, Cherry Hills Omaha, Nebraska. Upon arriving lot and home owners signed in and received a packet to include and agenda, balance sheets, profit and loss statements, 2015 estimated budget and Cottonwood Creek site map.

Meeting called to order by President, Mike Beister. Mike introduced himself and then went by lot number having each lot owner introduce themselves. Welcomed all current and new homeowners.

Secretary / Treasurer, Leslie Vaughn shared accounting summaries for the past year and projected numbers for 2015. Announced that \$20,000 was moved into a money market account at Merrill Lynch that was earning .03 percent. Ia Hagan will be managing this fund for the homeowners association and will assist with the conservative investments moving forward. Leslie thanked those that have assisted with the other projects to include Laura Heinmann for her help and maintenance of our association website www.cottonwoodhomeowners.com. This was a request from community members to have a more interactive website. Another recognition was the time and commitment Donna Johnson has provided to complete our tax returns as well as tracking volunteer hours of past community projects. It was announced, via advisement from the HOA-USA counselor, to alleviate the volunteering versus \$200 fee moving forward into 2015. We will no longer be tracking the hours of our community volunteers. There was a potential crossover of liability that could have been misconstrued in courts of volunteering versus paid assistance. Therefore moving forward we will continue to make announcements of projects that need volunteering. Should we not receive the help that is needed then the Board will look at the expenses and offset those by increasing the annual dues. It is encouraged to continue to volunteer to help minimize the annual homeowner dues.

President, Mike Beister addressed the condition of our roads. The current contracted company that has been maintaining the roads are doing so in a dissatisfactory approach. Due to the lack of quality work we are obtaining second opinions from other vendors that can provide quality work. The concern is the cost to bring our roads back to satisfactory condition

could have a price of \$10,000.00. We will be able to pay for this with current funds in the general fund in addition to utilizing some from the homeowner's dues that come in from 2015. We will not be moving any additional money to the investment account until later in the year when all projects are completed and we know what we have left to move. After this road repair project is complete, we should have minimum costs to maintain the roads for a few years ahead and will allow us to set larger dollars aside in the investment account. Come fall the Board will meet to determine how much from future dues will be set aside in the investment account and how much will remain in the general fund. There were some homeowners suggesting we consider increasing the dues to help offset future road costs. No increase will incur this year.

Board member, Chris Bilau addressed the association about the mowing of fields. He discussed the benefits of mowing or harvesting on a regular basis to include weed control and field health. He apologized for the short notice given this year when the farmer mowed the fields. Concerns were made by some homeowners and questioned whether we should do some type of customized harvesting. Given that more and more lots are being sold and built on, the amount of land and cutting in and around is beginning to get more difficult for the farmer so it was noted that time of fields being mowed is diminishing. Members asked moving forward if we could get a chart listing the pros and cons to continue the mowing, if that could be made available prior to the next season. Chris agreed to do so. The money we are paid for the land has helped to offset other costs to maintain the roads. There are also concerns of the weeds beginning to spread because some of the open lots are not being maintained. The Board will look into contractors that would give discounts on spraying lots and share with the homeowners these costs.

President, Mike Beister addressed the large costs we continue to have with our snow removal. It is a large cost item that seems to be equitable with other snow removal companies. As a board we voted to continue utilizing the company out of Fort Calhoun, Smithers Inc. Homeowner mentioned there were days Smithers, Inc. did not remove snow in the Reserve. We will call Smithers, Inc. to remind them to remove snow from all roads. If any of the homeowners had concerns with how the snow was being removed from our roads we asked you to notify one of the board members.

Vice President, Bill Kilmer announced the projects for the year 2015 and to be watching the website for volunteer opportunities. Painting of speed bumps and staining of wood posts will be this spring.

Board member, Tim Loudon reminded homeowners of the covenants and the sections to review. We have had a few homeowners express concerns that some of the covenants were in potential violation. Tim asked for homeowners to please review the covenants regarding the following:

- 1) Leaving trash cans out on non-pickup days
- 2) Adhere to the number of and size of signs utilized on the lots
- 3) Make sure to hide the propane tanks

Pets

Also mentioned at the annual HOA meeting of a couple “housekeeping” rules regarding homeowners who have pet dogs. The Board of Directors would like to remind all dog owners of several simple, but important rules regarding their pet dogs.

- 1) When walking your dogs in the common areas (roads and trails) of our community, please keep your dogs restrained on a leash; and
- 2) Please clean up any “messes” your dogs leave in the common areas and/or on other homeowners’ property.

Litter

Thank you to all those new home owners and community members that helped with the litter control during the new construction. With all of the new construction going on this past year and coming, litter has become a growing problem. As the newer members of our community may have noticed, the “gentle breezes” of Cottonwood Creek can be quite strong. That means your unrestrained, uncovered trash tends to find a new home in your neighbor’s lot. Please help us address this problem by picking up litter that has migrated from your new home construction to neighboring lots.

Open conversations were of the following:

Reserve side has rails down on the fencing. Will need to replace 4 rails and 1 post. Each rail is 14 ½ feet long and tapered on the ends. Suggestion was to grab some of the rails from the trail to replace those broken on the reserve side. Plans to repair will be in the spring.

Some have requested approval for chickens. This will be addressed in the next meeting as approval may need to come from the developer.

A request for a progressive dinner had been made. It was determined we needed to get past the holidays before planning.

Invite was extended by la Hagan to all the Cottonwood Creek ladies to attend the Cork and Canvas on November 18th as a “get to know your neighbor”.

No further discussions were opened.

Meeting adjourned at 8:30 P.M.