

Cottonwood Creek Home Owners Association
Annual Board Meeting - November 8, 2015

Attendees: Mike and Jeannie Beister, Chris and Betsy Bilau, Tim and Stephanie Loudon, Bill Kilmer, Leslie Vaughn, Laura and Duane Heimann, Holly and Bob Brown, Scott and Lynn Dierberger, Jim and Kathy Morley, Joel and Teresa Beebe, Scott Thomason, Ken and Kathy Brison, Alan and Donna Johnson, Scott and Deb Ellis, Skeet and Amy Skaalen, Chip and Debbie Cunningham, Alan and Teresa Mason, Larry Watzke, Mike Cochrane, Travis Dowling, Colin Roberts, Pete and Tammy Mason, Neal and Gwen Ferry, Kevin and Susan Poling, Kurt and Esther Zimmerman, Dave Buntain, Andy Edsen, John Grose, Ia and Jason Hagan,

Meeting started at 2:00 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, ballots, directory update sheet, Facebook acceptable use policy, delinquency and collection policy, copy of the covenants, balance sheets, profit and loss statements and Cottonwood Creek site map.

To begin the meeting Mike Beister, president of the homeowners association, introduced himself and all the board members: vice president – Bill Kilmer, treasurer/secretary – Leslie Vaughn, Tim Loudon, Larry Watzke, Chris Bilau and Erhard Havranek (not present). No new nominees for the board have been received. Ballots were asked to complete and handed over for tallying.

Everyone was asked to complete directory information and turn in to Leslie. New directory coming the beginning of the new year.

Mike had each homeowner stand and introduce themselves. Many new lots sold this past year with several homes being built. Up to 45 lots sold of the 65.

2016 Projects: Bill Kilmer passed out examples of the two proposals for a new entryway sign. The original sign was hung in 2006 and needs repair due to past vandalism and weather related wear and tear. The cost of the two proposals was \$4500 and \$1500. The \$4500 sign would be engraved and the \$1500 letters would be stapled. Question as to how long new sign would last – approximately 20 years. Also questioned if the signs on the reserve side would be replaced. Yes, but that would be in next year's budget. Will look at around July-August. The cost of both would be quite less than this one. There was also a question about repairing the current sign. Tried gluing back in the past, but continues to come off. There was a majority vote for the \$4500 sign in green. Should be delivered in a couple of weeks.

There was a question about the sign of the lots in the entryway being faded and if it could be replaced. This is a Jasperstone sign, will have Jeannie email to see if they can update. Jasperstone has control of all decisions until all but one lot is sold. There was also a question about the sign located by Highway 133 – Deb Ellis stated that Curt Hofer discussed moving it to be more prominent.

Bill stated will be looking for volunteers to stain street sign posts once it warms up. It is up to the homeowners to care for their own lot # posts. Bill was thanked for his over 100 hours of volunteering on maintaining the main entryway with mowing and cutting down volunteer trees.

Leslie went over the financial report/2016 budget. We were lucky so far this year with snow removal costs. Took questions regarding budget for next year – current dues of \$450 vs. \$600 proposed (will discuss later). Would the difference be put aside for future road repair? Does the board feel that \$600 is enough of an increase? Board can only increase the fees by 125%, unless 75% of homeowners agree to a larger increase. Mike will be addressing the fee increase. Leslie thanked Laura Heinmann for her help on the website updates, Tammy Mason for her help in developing the Cottonwood Creek Facebook page and Donna Johnson for all of her help with the annual tax preparations. Addressed the acceptable usage policy of Facebook and the new collection policy for the association.

Referred discussion of cost of road repair and assessment to Chris Bilau, when he goes over field maintenance. Leslie thanked Donna Johnson for her assistance with accounting/getting the taxes paid, Laura Heimann for the website updates, and Tammy Mason for Facebook updates. Check the website for events, projects, policies and new homeowner's news. A Facebook acceptable use policy was given to each homeowner. A new collection policy was adopted on collecting delinquent fees. A copy was provided to each homeowner. Leslie is now a member of the National Home Owners Association.

Tim Loudon addressed inquiries regarding covenants, which were also provided to homeowners: parked cars outside are allowed as long as they are moved at least once a month; propane tanks need to be hidden so not seen from the road. Landscaping, brome-trees-bushes, are fine. Dogs need to be on leashes and cleaned-up after. Question on enforcement of the covenants. Working on fines – creating a violation policy – so many warnings, then fees. Interpretation will be on the website.

Chris Bilau went over field maintenance and fertilizing. There is no right or wrong time to mow the brome. Brome would overcome the weeds, but need to continue to fertilize and put down weed killer. Did that in the main entry area and now have a better stand of brome. 3 years ago harvested 160 bales of brome, last year a little more than 60 bales, this year around 70 bales. Brian (who did the mowing & bailing) interested in coming back to mow large areas, but no longer homeowners lots due to difficulty mowing around homes. Money from the bales will be used for fertilizing and weed killer. Volunteers continue to help get rid of volunteer trees along CR 37. There will be a clean-up in the common areas in the spring.

Chris then explained the repairs that took place this year on the roads, especially filling cracks. Will assess any winter damage in the spring. Since roads were built in 2006 there was discussion on when to collect money needed to replace 2 ½ miles of road in next 20 years - estimated at \$450,000-\$650,000. Will get projected bids from several companies. There was also discussion on re-asphalting 2" overlay or armor coating. Chris will check the costs of these. We will take care of trail ourselves.

Chris would like help in figuring out what would be the best option on what needs to be done to keep roads in good repair. Jason Hagan & John Grose volunteered to help Chris come up with plan. Target date of April 1 to have projected numbers.

Mike announced that the board would stay the same after ballots were counted and verified by Jim Morley and Laura Heimann. He stated that a contract with Smithers for snow removal was resigned with roads cleared by 6:00-6:30 a.m. There was a question if Smithers did individual drive-ways, their phone number was provided for those that may wish to contact them.

Discussion on increasing dues to \$600 if the increase went to nest egg for road repair. Still not enough for road repair. Majority agreed to increase homeowner's fees to \$600 with the Board to meet after the projected road cost estimate to discuss establishing a Special Road Fund Assessment.

Donna Johnson will head the improvement committee.

There was also discussion on sending out a survey on what skills each lot owner has.

Mike Cochrane brought up the hunting blinds that have shown up on the trail. Some homeowners voiced concerns on hunting in their subdivision and did not want it allowed. The board did ask that such items should be brought before them and not publicly so they can address these issues one-on-one with the individuals.

No further discussions were opened.

Meeting adjourned at 4:30 P.M.