

Cottonwood Creek Home Owners Association
Board Meeting
July 27, 2014
3:00 PM

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

A. Asphalt Roads

Chris Bilau is working on obtaining a quote from US Asphalt to patch and maintain our roads. The board is not happy with the workmanship from our previous road maintenance company so we are looking for a second opinion.

B. Grass Cutting / Weed Control

Chris Bilau updated us on the mowing of the grass this year. Due to the dry winter and spring the bale count was half as much as last year. Chris estimates our acreages being mowed is roughly 60 acres. We should still receive some income from the crop this year. Although we understand the community concerns with the aesthetics of having the fields mowed, here are the reasons the board maintains the fields every year. The intent is to help keep weeds and volunteer trees under control. The offset helps with annual maintenance of the roads and the limitation on wildlife that interrupt the gardens.

The Board is looking into costs and options for community wide weed control. These will be addressed in our next meeting this fall.

C. Dues/Collections

Each year there has been unpaid dues by individuals. They are usually individuals not occupying the residences or land. The discussion was how far to push the balance dues that continue to grow throughout the year or over the years. Liens have been filed on land but the concern is the time frame waiting for sale and closure. The board agreed with proper placement of policy that final notice will result in collection agency efforts.

D. Postal Delivery

The post office was incorrect by not providing curbside delivery service to both sides of the development. Flags have been place and curbside will begin on the reserve side of the development. For those placing a mailbox post at the placement of the red flags, a reminder that we recommend a wooden or cedar post.

E. Entrances landscape update

Overall the new plants and trees are doing well. One tree will need to be replaced. Thank you to everyone that was and is involved in this project.

F. Covenants

We want to encourage everyone to review the covenants that were prepared by Curt Hofer for this development. As a Board, it our responsibility to adhere to these covenants. Each of us were presented with a copy of these covenants before or at the time of closing. It is not our intent to create contention but to adhere to the covenants as they were designed and to maintain the reason home owners purchased in this development. There are a few areas we are witnessing that need to be addressed.

Article I, Section 10: no boats shall be parked or stored outside an enclosed garage for more than 30 days;
Article I, Section 20: satellite dishes can be no larger than 18"; and
Article I, Section 21: only one "for sale" sign is allowed per lot.

G. Investments/Budget

Leslie Vaughn confirmed that to date we are on track with our proposed budget and the investment account is being setup at Merrill Lynch and the investment will be managed by Ia Hagan.

H. Community Projects for Fall

Chris Bilau has volunteered to head the project this fall to walk the ditch line on both sides and remove the volunteer trees and weeds. This is planned for October 12th. We will post a reminder to everyone as we get closer. If you are willing to volunteer please watch the website for updates. Staining of posts will be planned for 2015.

I. Vendors

Any new contracts we sign with a vendor or contractor will be required to submit their certificate of insurance.

J. Liability Coverage

Home owners have witnessed non-Cottonwood Creek residents walking and/or using motorbikes on our trail. Concerns were raised regarding possible liability in the event of an injury by such individuals using the trail. Tim Loudon checked into Nebraska's trespassing laws and the Board agreed that in order to protect Cottonwood Creek and its home owners, we will prominently post a "no trespassing" sign at both entrances to the trail.

K. Board Member Replacement

Bob Volk submitted his resignation upon the sale of his home. We pulled the votes from the annual meeting and the next in line for the position, by count, is Larry Watzke. We extended the invite to Larry and he accepted.

L. Annual Meeting

Annual meeting has been set for Tuesday, November 11th at Legends in Cherry Hills.

M. General

OPPD is working on repairing their lines that may be causing you to see an increase in usage on your bills. Know that they are working on the issue.