

MINUTES

Cottonwood Creek Annual Homeowners Association

November 12, 2017 | 2:00 P.M.

Welcome

The meeting was called to order by Mike Beister, President

Minutes and documents may be found on our website: Cottonwoodhomeowners.com

Board Introductions and Recognitions

President Beister introduced current board members: Bill Kilmer, Tim Loudon, Larry Watkze, Chris Bilau, John Grose and Teresa Beebe.

Teresa Beebe recognized community members for their services:

- Laura Heimann – Community website management – Cottonwoodhomeowners.com
 - Tami Mason – Community Facebook page management – Cottonwood Creek Neighborhood
 - Donna Johnson – Preparation of HOA tax return
 - Jim Morley – Community lot map management
 - Leslie Vaughn – Outgoing HOA Treasurer
 - Chris Bilau – Outgoing Board Member
 - Bill Kilmer – For his dedication to maintaining the common areas, trail, and signage to keep our community beautiful
 - Acknowledged the Board for the unprecedented service they provide for our community
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Upcoming Board Election

All nominations are due to Teresa Beebe (tabeebe16@gmail.com) no later than November 30, 2017.

Ballots will be mailed on December 1, 2017 and voting will close on Friday, December 22, 2017.

The newly elected Board will commence on January 1, 2018.

Treasurer's Report

Board member John Grose presented the 2017 Budget, 2017 actuals to date as of October 31, 2017, along with 2017 Forecasted income and expense through December 31, 2017. 2018 projected budget was presented. Floor was open for questions.

Directory Updates

Directory updates are due to Teresa Beebe (tabeebe16@gmail.com) by November 30, 2017.

Note: AOL is sunsetting, so if you have an email address ending in "aol.com" listed in the directory, please provide a new email address.

Social and Beautification Committee Volunteers

One of the Board's 2018 initiatives is to increase community participation and interaction.

Committees are forming, if you would like to participate, let Teresa Beebe (tabeebe16@gmail.com) by November 30, 2017.

More to come.....

Roads

Chris Bilau – Board Member reviewed the Asphalt Roads Assessment and Financial Plan presented at the 2016 Annual HOA Meeting for new members in attendance. An update on the current state of the roads was presented along with the maintenance plans for 2018. The floor was opened for questions and discussion. Several members offered various options for short-term and long-term maintenance and replacement, Teresa Beebe proposed a focus group be formed to take on the task of researching the options presented, financial impact to members and report back to community. Members were asked to sign up for the focus group. Thank you to those who volunteered.

Field Maintenance and Snow Removal

Chris Bilau – Board Member provided an update on fertilizing and mowing.

Fertilizing/Spraying that was initially scheduled in October was delayed due to winds and should occur the week of November 13th. Should it be delayed for any reason, it will be moved to Spring of 2018.

Mowing of common areas: Entrances and trail. Presently this has been managed by Bill Kilmer with assistance from Kyle Newsome. The Board is asking for volunteers to take turns to help with the maintenance of these areas. A quote was presented from a company at \$100/each mowing for entrances and \$80/each mowing of trail. A few members volunteered to help versus hiring it done. Volunteers are to email Teresa Beebe (tabeebe16@gmail.com) if interested in helping. An email will be sent in March as a reminder.

Snow removal – President, Mike Beister stated that Smither's has been contracted for snow removal again. Snow removal will occur as follows: Overnight snow – snow will be removed by 6:00 a.m., should snow continue, a clean-up removal will occur later that same day. Ice – salt is not used unless conditions are severe, which occurred this last winter.

Upcoming Calendar Events

- Annual Dues are due January 31, 2018
- Road Assessment Dues are due July 31, 2018
- Spring Clean-up – TBD by Committee
- Fall Community Clean-up – TBD by Committee
- HOA Community Harvest Social – TBD by Committee

NOTE: Visit our website to stay informed on what is going on in our wonderful community and better yet, volunteer and be a part in making our community the best it can be.

Meeting was adjourned.