

MINUTES

Cottonwood Creek Annual Homeowners Association

December 06, 2020 | 2:00 P.M.

Welcome

The meeting was held in a virtual format, Zoom due to COVID-19.

- Positive feedback was received from Homeowners and Board Members for using this type of meeting format (Zoom). The Board will take under consideration for future annual meetings.

The meeting was called to order by Teresa Beebe, Treasurer

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

Board Introductions and Recognitions

Current Board Members: John Grose, Kyle Newsom, Teresa Beebe, Rachel Reiman, Neal Ferry, Duane Heimann and Mike Alspach.

Recognition of 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
- The many volunteers that have helped maintain the common areas, trail, and signage to keep our community beautiful.

Thank you for all you do!

Change in Declarant

Board member John Grose updated the community of the change in Declarant for the HOA Covenants. With all lots sold now, the role of the Declarant transitioned from Curt Hofer, developer to the HOA. What this means is that the approval process and requirements now transfer to the HOA Board along with the enforcement of the Covenants. All outdoor improvement plans, including out buildings, new home plans, etc. should be sent to the HOA Board for approval.

Treasurer Report

President, John Grose presented the 2020 Financial Report and 2021 Budget. Approval of the 2021 budget has been tabled until the Resolution vote outcome.

Community Report

Facebook: The community is utilizing this tool to interact more.

New Website: The new refreshed and improved website is under construction currently. Information is being entered and the hope is to have all members able to register very soon to gain access to the secured member side. More to come! **Thank You,** Skeet and Autumn Skaalen for the development and to all the members who sent in the most amazing photos of our beautiful community.

Community Report - continued

Social Events: What a challenging year for all. We miss seeing you and getting together. Fingers crossed that in 2021 we can all gather again. This year's children's Halloween Trick & Treat event was filled with laughing children and overflowing candy bags. A big **Thank You,** Kyle and Amber Newsom along with Paul and Heather McGrath for all the hard work in coordinating and decorating the fabulous trailer.

HOA Business

Committee Reports: Updates will be included in the 2021 Board Meeting Minutes.

Covenant's Reminders:

- Propane Tanks – President, John Grose previously sent an email reminding that the Covenants state that propane tanks should be concealed from view. Thank you for the responses in sharing your plans.
- Enforcement of Covenants

Field Maintenance and Snow Removal

The homeowner is responsible for the maintenance their lot brome grass.

Mowing: The Board made a decision to stop the out-lot mowing of brome grass. With all lots being built on, it has become more difficult for the contractor to access these areas with his equipment.

Snow removal – Vice-President, Kyle Newsom presented the new contractor, Nebraska Best Lawn & Landscape. They are local and are located close to us.

Roads Project

The Cottonwood Creek 2021 Road Plan was presented by Neal Ferry and funding by John Grose. There was a lot of information covered, so please refer to the Cottonwood Creek 2021 Road Plan packet sent out via email on December 3rd and again on December 4th from HOA Board President, John Grose for full information.

The Board recommends that passage of the 2021 Road Plan will result in the lower costs. Homeowners are encouraged by the Board to vote YES for this plan as we believe the improvements will increase overall potential home values.

Overall, 75% approval from Homeowners is required for a vote to pass. Everyone, please cast your vote!

Overview:

2021 PLAN Expectations

- Utilize all engineering recommendations per Olsson Engineering evaluation provided in 2019
- Obtain 7-year life Extension for Road System
- Provide Lower Cost Solution overall than current Procedures
- Lower Annual Maintenance Costs
- Broaden Scope of Work in 2019
- Secure funding to pay for increased Scope cost in 2021
- Significantly improve appearance of our Road System
- Reduce Annual Lifestyle interruption to Cottonwood Creek Homeowners
- Develop similar 2029 Plan and Financial Model

4 Steps to the Scope of Work, please refer to the packet sent out to get full information on these.

2021 PLAN Final Details

- Continue with Omni Engineering as Asphalt Contractor
- Separate drainage grading from Omni contract to provide lower cost basis overall
- Select potential Edge Drain installer
- Back charge damage to current new home builders if needed (not homeowners)
- Work to be completed by June 28, 2021

The Board has been approached by another Contractor asking to bid the project. The Board will review when presented.

A Resolution and Ballot are being delivered for a vote by Lot Owners of Cottonwood Creek Estates and Cottonwood Creek Reserve. Please vote and return to Cottonwood Creek HOA, P.O. Box 74, Blair, NE 68008.

Votes are due **December 21, 2020.**

Board Election

This is an election year for the HOA Board. Board members Rachel Reiman, Neal Ferry and Teresa Beebe are seeking reelection of the three seats open.

Ballots were sent out December 1st and due back by December 15th.

Open Discussion

The Board has setup additional dates to be available to answer any questions regarding the 2021 Road Plan.

Below are the dates, time and locations:

- Wednesday, December 9th – 5:30 p.m. to 6:30 p.m. at Brian & Rachel Reiman's Shop – Reserves Lot 50
- Wednesday, December 16th – 5:30 p.m. to 6:30 p.m. at Kyle & Amber Newsom's Garage – Estates Lot 34

Members suggested looking into getting bids from current garbage collection companies providing services in our community. By moving to one contractor for garbage and recycling, this would reduce the wear on the roads by reducing the number of trucks. The Board will research this.

Meeting was adjourned.

It Was Great to See Everyone ~ Thank You All for Attending!