

# MINUTES

## Cottonwood Creek HOA Board Meeting

January 20, 2021 | 6:30 P.M.

### Board Meeting

The meeting was called to order by Teresa Beebe.

Attendees:

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

Minutes may be found on our website: [Cottonwoodhomeowners.com](http://Cottonwoodhomeowners.com)

### Election of Officers

2021 Cottonwood Creek HOA Board Officers and Members:

**PRESIDENT – KYLE NEWSOM**

E: [kylenewsom0629@gmail.com](mailto:kylenewsom0629@gmail.com)

C: 402-452-4793

**VICE PRESIDENT – RACHEL REIMAN**

E: [rkreiman@icloud.com](mailto:rkreiman@icloud.com)

C: 402-250-0302

**JOHN GROSE**

E: [jgrose@fnni.com](mailto:jgrose@fnni.com)

C: 402-660-7931

**MICHAEL ALSPACH**

E: [mike.alspach@yahoo.com](mailto:mike.alspach@yahoo.com)

C: 402-670-0364

**NEAL FERRY**

E: [jnferry@ferrybusconsulting.com](mailto:jnferry@ferrybusconsulting.com)

C: 402-214-6805

**TREASURER – TERESA BEEBE**

E: [tabeebe16@gmail.com](mailto:tabeebe16@gmail.com)

C: 402-290-5044

**DUANE HEIMANN**

E: [dheimann@abbnebraska.com](mailto:dheimann@abbnebraska.com)

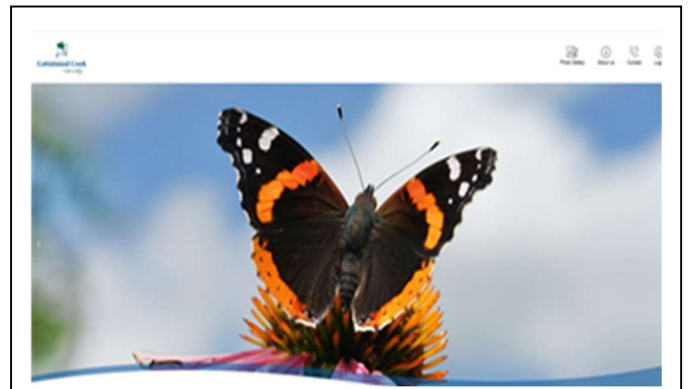
C: 402-301-8850

***Congratulations to our new Officers!!***

**Website - [www.cottonwoodhomeowners.com](http://www.cottonwoodhomeowners.com)**

Our website is LIVE! To keep the site secure for members only, you will need to register for access first. Then you will receive an email confirming you are approved.

The stunning pictures were provided by all of you. Watch how they change as you are on the site. Please check your information on the Member Directory for accuracy. Thank you again to Skeet and Autumn Skaalen for creating this beautiful site for the HOA. If you have any trouble with registering or need to change your information, please email Laura Heimann, [lheimann@abbnebraska.com](mailto:lheimann@abbnebraska.com).



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## 2021 PAYMENT SCHEDULE

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With the passing of the Resolution for the 2021 Cottonwood Creek Road Project, below is the schedule for upcoming payments:

- HOA General Dues – \$300.00 - Due February 28, 2021
- Special Roads Fund Assessment – TBD – Due May 30, 2021 (Not to exceed \$3,846.15 per Lot Owner)
- Roads Fund Annual Assessment - \$550.00 – Due August 31, 2021

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## 2021 Cottonwood Creek Road Project

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### **Townhall Feedback:**

- Desire to have more bids for project
  - Omni Engineering, DPS and Western Engineering are contractors who were contacted for bidding the project.
- Add Trail to project scope
  - The trail and bridge repair were added to the project scope of work without increasing funding
- Seek additional financial options
  - CIT Bank provided financing options for the project for consideration
  - Washington County Bank is working with the Board on providing financing options to consider

### **Deadline Set:**

- The Board set March 1, 2021 to have all contracts signed for both the road work and financing.

### **Updates:**

- With reallocation and outsourcing certain aspects of the scope of work, we are seeing the overall cost of the project trending lower. The Board is still negotiating with the contractors in hopes to gain a few more dollars saved.

### **Schedule of Work:**

- June 1, 2021 to July 1, 2021, this will be confirmed once contracts are finalized.

### **Point of Contact:**

- A point of contact will be provided prior to work starting for anyone having questions during the project.

More information will be coming once everything is finalized.

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## Your "Go to People"

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The Board designated Point of Contacts for your questions. Refer to contact information earlier in the minutes.

- Road Project – Neal Ferry
- Snow/Mowing/Fertilizing/Spraying – Kyle Newsom
- Beautification/Roads Project Financing – John Grose
- Security – Rachel Reiman
- Billings/Taxes/Social Events – Teresa Beebe

*"Alone we can do so little; together we can do so much." Helen Keller*