

# MINUTES

## Cottonwood Creek HOA Board Meeting

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June 3, 2021 | 7:00P.M.

### Those in attendance:

Kyle Newsom, President  
Rachel Reiman, Vice President  
Mike Alspach  
Duane Heimann  
Neal Ferry  
John Grose

### Absent:

Teresa Beebe

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### 2021 Cottonwood Creek Road Project

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- Reviewed new Road Upgrade Project Plan with the following noted changes/additions:
  - o Project ultimately awarded to DPS, one of the original bidders on the project. After much negotiation and review of proposals, DPS was the less expensive option in light of Omni referencing a significant increase in price increase from initial bid. DPS will manage the entire project including all subcontractors for grading and drainage work require with this project.
  - o DPS was able to initiate the project immediately with a faster turnaround time for project completion. Omni was speculating it may be as late as September before they could/would initiate the project. Revised start date for DPS was June 7th, but were able to kick off the project 5 days ahead of schedule, 6/2, beginning on Cottonwood Creek Blvd.
  - o Olsson recommendation was to use an improved “mix design” for overlay, which is ultimately more durable versus the original recycled asphalt previous spec’d in the bid. DPS agreed this is a better option and would comply.
  - o Olsson returned three additional days to evaluate the drainage recommendation for edge drains to control drainage. Ultimate recommendation was to eliminate the edge drains and substitute with “trench drains” in 3 locations.
  - o This was originally part of the bid, but to reiterate: Driveways that require squaring off will be saw cut where indicated and asphalt will be laid adjacent improving the appearance and transition off asphalt. There are 22 driveways that will require this. This was added at no additional cost.
  - o We will make rather quick informational notifications when we know about the timing for the spray seal of the various aspects of the neighborhood so that you can plan on alternative parking accommodation. You will NOT want to drive on freshly spay sealed roads to avoid potential damage to your vehicle. It has a quick dry time, so you can anticipate 24-48 hours of inconvenience-It’ll be well worth it! I hope neighbors on the opposite side of the street will assist one another in providing support during this brief period of time.
  - o Spray seal will be the last item of work on both sides. Revise completion schedule is July 23rd, but current progress indicates June 30th. Once milling, dig outs, and patching and drain work is done, new

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overlay will be installed. We will need to be a little flexible with the plan as DPS may shift and move a little between the Reserve and the Estates throughout this project.

- o Revised Road Upgrade Plan will be posted on the website for your review and awareness.
- HOA continues to collaborate where possible on the wash out at the south side of the north entrance to the reserve. We are not completely hopeful that the county will assume any responsibility for abating this drainage issue. We will commit to providing fill to this area and compaction to the best of our ability. We will communicate more when we have more definitive answers to this. Duane Heimann is the member who is actively engaged in this communication with the county.
- There are a few areas where drainage repair/replace or other abatement resolutions will need specific home owner communication and we have already assigned that to a specific HOA Board Member to address with the home owners that may be impacted in some way. That communication should occur within the next week.
- o Action item: Kyle will talk with Ben about island drain
- o Action Item: Neal and Kyle will talk with Matis and Mason about drainage between those two properties.
- o Action Item: Mike will speak with neighbor to the south on culvert
- o Action Item: Board member to speak with home owner or lot owner of Lot 30 and Lot 46 about getting driveways poured ASAP to enable asphalt to be laid appropriately.
- Approaches to the two bridges and bridge repair have been planned as part of this project. The entire trail is also in the plan for spray sealing upon completion of the bridge project.
- Project Cost and Financing Update: Two bids were received, as discussed previously, one from CIT Bank and one from Washington County Bank. CIT was the lower rate offered at 3.85% with Washing County at 4.25%. However, CIT has a minimum loan amount of \$150,000. Fortunately for the neighborhood, only 9 homeowners chose to finance, so the loan amount is a mere \$31,000. We therefore financing with Washington County Bank. They agreed to lower their fee to \$500, which was similar to CIT
- o Action Item: All homeowners should have received their invoices for the Road Assessment fee, check your spam folder if you have not received them or contact Teresa Beebe. DUE 7/1/21

Alot of work has gone into seeing this to fruition! Many many hours of meeting with vendors, banks, neighbors and creating and pushing out various communication pieces along the way as well as talking directly with many neighbors to answer their questions. Much appreciation to Neal Ferry, specifically for his diligence, expertise, and pursuit of the best possible product, vendor and pricing!! John for his expertise on the financing side of this project to secure the financing and at the best possible rate!! To Teresa for facilitating the communication to our neighborhood and keeping everyone on track ☺ And to the rest of the HOA Board and Neighbors of Cottonwood Creek for the various support throughout this entire project, spanning several years and finally to seeing this through! Thank You!!

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## Beautification at Entrances

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- As part of the neighborhood clean-up, both the Estate and Reserve entrances were addressed with shrub removal, bed edging and clean up in preparation for the future installation of new plantings. We continue to use, recycle, what debris we could for the wash out area adjacent to east side of the trail pushing as far back as is safe to the creek. Thank you Kyle for your use of your labor and the additional labor you personally paid for to complete this task.

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- Some trees have been planted in the areas where we could plant, replacing dead trees and sumac. We will include about 20-30' of the Estate side trail entrance removal and replacing with the road project. Additional pines will be planted this fall at the appropriate time.
- Dirt work, sprinkler repair and lighting will also be addressed either with or immediately post road project. Solar lighting will be added on the reserve side.
- By the end of the summer we should have the entrances truly looking as great as the properties that are actually in the neighborhood

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## Covenant Compliance

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- We want to be clear that the HOA Board has only been the “declarant” for the Cottonwood Creek neighborhood for a little over a year officially. Prior to that, Curt Hofer, the developer acted in this role. Decisions made that extended outside the written Covenants for Cottonwood Creek were solely Mr. Hofer’s responsibility. Once the HOA took on the responsibility of declarant we strive for consistency and compliance to the intent of the well-defined covenants.
- We are asking that every home owner become very familiar with the covenants to avoid any inconsistency and potential frustration after the fact when a covenant is not being followed and therefore requires attention by the HOA Board. It isn’t personal, homeowners should be aware of the covenants prior to moving in and typically receive a copy from Teresa Beebe upon moving into their home. They are also posted and available on the website. This will certainly avoid some of the conflicts we have been having specific to screening of propane tanks and buildings/sheds etc.

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## Trash and Recycling/Sustainability

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- As was mentioned several times during the meetings we had on the road project and in the annual meeting there is some interest in trying to see what discount the neighborhood could realize if we had one trash and recyclable vendor for Cottonwood Creek. There was some discussion about the increased number of trash trucks on the roads throughout the neighborhood with multiple vendors serving our neighborhood. Since you don’t know if you don’t ask, we will pursue evaluating this as an option for our neighborhood. We know many of you use Abe’s or Papillion Sanitation, but perhaps there is another vendor who is widely used in the neighborhood, please contact a Board member and let us know. More will be communicated on this topic when we have more information, closer to August.

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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/Sustainability – Rachel Reiman
- Billings/Taxes/Social Events – Teresa Beebe
- Trail – Duane Heimann

**Neighborly defined: Characteristics of a good neighbor, especially helpful, friendly and kind.**

Having experienced the most difficult year in history “together”, we wanted to take this opportunity to express the importance of resolving differences in the spirit of cooperation. We have experienced some harsh and accusatory comments via the website and even in some one on one conversations that don’t serve the neighborhood well. I know all HOA Board members strive for the betterment of our neighborhood as a whole, both past, present, and future. We appreciate that we need to enhance the communication to our neighbors even more than has been provided and we will most certainly strive to do that moving forward. We ask that communication and questions be provided in a thoughtful, respectful manner to any neighbor in this community and that would include your appointed HOA Board members. Hopefully, others will seek the opportunity to serve as a Board member in the future and serve with humility and kindness just as you know it takes a significant amount of unreimbursed time and resources when committing to any Board. We value opinions and feedback given in a positive and constructive manner-ALWAYS. Our appreciation for your support and commitment to this neighborhood, the place we call home.

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**HOA Board Contact Information**

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