

MINUTES

Cottonwood Creek HOA Board Meeting

July 21, 2021 | 6:30 P.M.

2021 Cottonwood Creek Road Project

Schedule of Work:

- August 6th – 7th
 - Move all dirt and rubble from Farmer's field and at the end of Cottonwood Creek Blvd.
 - Finish all base paving and overlay
 - Finish all remaining patches (Reserve 3, Estates 7 on Project Presentation)
 - Finish driveway repairs
- August 9th – 10th
 - Smoothness corrections
 - Edge straightening
 - Other miscellaneous edge work where grade matches up to paving
 - Final grading
 - Install grass matting
 - Install speed bumps
 - Broom all surfaces to remove loose debris before spray seal
- August 11th – 12th
 - HD Crack Seal & Spray Seal both sides; 2 days. If it rains or schedule changes, spray seal moves to August 18th – 19th.
- Other open items
 - All dirt and debris hauled away
 - Final smoothness corrections
 - Trail patch, partial (800') trail spray seal after brooming
 - Miscellaneous punch list items from homeowners

Clarification:

- Overlay is done where milling and full depth removal has occurred. These are the worse condition areas. 8,000 feet was designated to correct drainage issues on both sides.
- Please refer to the attached maps presented at the 2020 Annual HOA Meeting for the designated work areas.
- Sealing will occur over all road surface on both sides. This will seal the roads and will look black in color that will blend/match with the overlay areas. Final appearance; all road surfaces will be black and smooth looking.

Note:

- Due to the additional work, the beautification of the entrances has been put on hold until final cost is reviewed and where the HOA ends up financially.
- HOA Road Fee invoices will be mailed out September 1, 2021 and due September 30, 2021. Amount due is \$550 per lot. This annual payment is required to build back up the Road Fund for future maintenance and for preparation for the next road project many years from now, in hopes that we do not need to take a loan out.

Benefits:

- Drainage and aggregate base issues have been corrected that were a direct result of the Developer, Curt Hofer's improper installation.
- Smooth, protected, all one-color roads.
- All driveway approaches straight and consistent from house to house throughout the neighborhood.
- Significantly less annual maintenance costs to the HOA for repairs due to drainage issues.
- High first impression impact and added value to home resale.

Your "Go to People"

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
- Trail – Duane Heimann

HOA Board Contact Information

PRESIDENT – KYLE NEWSOM

E: kylenewsom0629@gmail.com

C: 402-452-4793

VICE PRESIDENT – RACHEL REIMAN

E: rkreiman@icloud.com

C: 402-250-0302

JOHN GROSE

E: grose.john@gmail.com

C: 402-960-2202

MICHAEL ALSPACH

E: mike.alspach@yahoo.com

C: 402-670-0364

NEAL FERRY

E: jnferry@ferrybusconsulting.com

C: 402-214-6805

TREASURER – TERESA BEEBE

E: tabeebe16@gmail.com

C: 402-290-5044

DUANE HEIMANN

E: dheimann@abbnebraska.com

C: 402-301-8850

Everything comes to you in the right moment. Be patient. Be grateful – Author: Unknown