

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: May 21, 2024

Place: Zoom Online Meeting

Attendees:

Title	Name	Present/Absent
President	Chris Lawson	Present
Vice President	Jesse Sehlmeier	Present
Treasurer	Randy Howard	Present
Secretary	Kelley Roth	Present
Member at Large	Bob Strange	Present
Community Manager	Laura Williams	Present

1. Call to Order

BOD Meeting called to order at 6:00 PM by Kelley, Jesse seconded.

2. Homeowner/General Discussion

Opportunity for owners to speak, no comments.

3. Approval of Minutes

Jesse made a motion to approve minutes from April 2024 meeting as written, Chris seconded.

4. Financial Reports

- A. Financials are in good shape and we're accumulating savings.
- B. Altitude Community Law is working on re-writing Articles of Incorporation, By-Laws, CCR's and Rules & Regs we have paid all lawyer fees to date.
- C. Money has been set aside for the sewer bill.
- D. Everything is being transitioned over from BOK to First Tier.

5. Old Business

- A. Test porch light has been installed and they look great. There is an issue with the light/wiring that is being worked on before we install the rest of the lights.
- B. Courtyard is being managed by Mackie, tenant in 311. Kelley and Mackie went to Home Depot for the 2024 courtyard shopping trip.
- C. The lawyer has come back with suggestions from our first review of the document re-writes. We have only a few additional changes to make. Chris is to email attorney with our changes.
- D. The owner of 101 has been contacted regarding disruptions and property damage. The owner has been fined.
- E. The owner of 107 has been contacted regarding disruptions and property damage. A 10-day notice has been posted by the owner.

6. New Business

- A. Bird nests have been reported in dryer vents. Laura is to contact Delintz Dryer Vent & Duct Cleaning about coming out to give us information and quote.

7. Suggestions for Future Business

N/A

8. Proposed Meeting Dates & Times

Date	Invitees	Where	When
Tuesday July 09, 2024	Open	Zoom	6:00 pm
Saturday September 14, 2024	Annual Meeting	Courtyard	10:00 am
Tuesday November 12, 2023	Open	Zoom	6:00 pm

Meeting adjourned at 6:27 PM by Jesse and seconded by Kelley.