

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: January 10, 2023

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 6:02 PM by Jesse, Chris seconded

2. Approval of Minutes

Chris made motion to approve minutes from September 2022 meeting as written, Jesse seconded

3. Financial Reports

- A. BOK Statements - Current balance in bank account on the rise, 2023 dues have been raised to help keep up with rising costs
- B. Financials are in good shape and we're accumulating savings

4. Old Business

- A. Hanging Wires - Randy has taken care of this
- B. We will be putting 750\$ a month into the BOK Business Savings account
- C. Notice for removal of bike rack has been sent. Bikes will be taken to ARC and the rack will be scrapped
- D. Gutter in front of unit 315 is leaking and causing ice on the ground/vehicle below

5. New Business

- A. 2023 goal to update CWC documents (Articles of Incorporation, By-Laws, CCR's and, Rules & Regs). We need to be in compliance with the new Colorado statutes that have been passed (collections policy and electric vehicle policy for example.) Anticipated cost to get documents up to date is 5-7K
- B. Community Cleanup Date proposed for Saturday April 29rd. To Do List to be compiled and BOD to meet a couple of weeks in advance to walk property and make list of action items and supplies to be purchased.

6. Next Meeting Date

| Date | Invitees | Where | When |
|-----------------------------|----------------|-----------|----------|
| Tuesday March 14, 2023 | Board Only | Zoom | 6:00 pm |
| Tuesday May 9, 2023 | Open | Courtyard | 6:00 pm |
| Tuesday July 11, 2023 | Board Only | Courtyard | 6:00 pm |
| Saturday September 16, 2023 | Annual Meeting | Courtyard | 10:00 am |
| Tuesday November 14, 2023 | Board Only | Zoom | 6:00 pm |

7. Meeting adjourned at 6:46 PM by Kelley and seconded by Chris