

# Minutes of Cottonwood Court Homeowners Association, Inc.

Date: April 9, 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	Absent
Community Manager	Laura Williams	Present

Call to Order

2. BOD Meeting called to order at 5:41 PM by Chris, Kelley seconded.
3. Approval of Minutes  
Chris made motion to approve minutes from March 2024 meeting as written, Jesse seconded.
3. Old Business
  - A. Porch lights, install a mockup to be put in by community cleanup.
  - B. Spring Clean-up scheduled for April 27<sup>th</sup>, 10a-2p.
    - a. Fliers to be posted on doors for cars to be moved.
    - b. Weed & feed lawn.
    - c. Clean up flower beds.
4. Document re-write.
  - a. We have good notes to send to the lawyers. There will be a leasing policy for the attorneys to provide for us.
  - b. Fewest votes legally required on all documents for voting.

- c. Clarification that windows and doors are the responsibility of the unit owner.
- d. Make note that there is a transfer fee and 2 months of dues collected at time of sale from the new owner, remove the term "working capital".
- e. Attorney to advise on lowering the lease terms below 6 months in special circumstances, like traveling nurses.
- f. Update 3/4-ton vehicle to 1 ton vehicle to include most potential residents.

#### 5. Proposed Meeting Dates & Times

Date	Invitees	Where	When
Tuesday May 14, 2024	Open	Zoom	6:00 pm
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

6. Meeting adjourned at 6:21 PM by Kelley and seconded by Chris