

Tuesday July 8, 2025

Place: Zoom

Attendees:

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

Minutes for Cottonwood Court Homeowners Association, Inc.

1. Call to Order

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

2. Homeowner/General Discussion

No owners called in

3. Approval of Minutes

Chris made a motion to approve minutes from May 2025 meeting as written, Randy seconded

4. Financial Reports

Everything still looks good, we're moving money into savings every month

5. Old Business

- a. Sewer to be scoped in August 2025

- b. Fire marshal said we need to get rid of the grill, Laura to have it recycled
- c. Drier covers to be replaced as they are prohibiting airflow, bid to be provided
Colorado Complete Comfort
- d. Xeriscaping on Prince Street; we received a quote from Integrity for removal of current grass, removal of sprinkler system, put in rock and xeriscape type grass for 5K
- e. Rules and Regulations have been rewritten by the HOA, to be reviewed and approved by the BOD by the end of the year
- f. Policies and Procedures to be updated in 2025
- g. Laura to provide 2023/2024 to 2024/2025 (\$2,154) comparison for snow removal to be used for xeriscaping and dryer vent cleaning
- h. Website to be upgraded to accommodate automatic payments as soon as we receive bank approval
- i. Parking lot poles to be painted
- j. Crack fill needs to be done in the parking lot. This takes priority over xeriscaping and vent cleaning. Laura to get quotes.
- k. Deck post maintenance/painting and gutter rerouting needs to be done, Laura to get quotes.
- l. Randy to re-send standardized Rules & Regulations as well as Policy and Procedures that he has on hand to alleviate work and expense for our re-writes (another reason why he's the best)

6. New Business

- a. Additional trash charges to be addressed with owners/tenants. Putting in gates to deter dumping is possibility

7. Suggestions for Future Business

None

8.

Proposed Meeting Dates & Times	Invitees	Where	When
Tuesday October 7, 2025	Annual Meeting	Library	6:00 pm
Tuesday November 11, 2025	Open	Zoom	6:00 pm

9. Meeting adjourned at 6:57 PM by Kelley seconded by Randy