

## Minutes of Cottonwood Court Homeowners Association, Inc.

**Date:** May 10, 2022

**Place:** Courtyard

**Attendees:**

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

**1. Call to Order**

BOD Meeting called to order at 6:04 PM by Kelley, Chris seconded

**2. General Discussion**

- a. None

**3. Approval of Prior Minutes**

Chris made motion to approve minutes from May meeting as written, Kelley seconded

**4. Financial Reports**

- a. BOK Statements - Current balance in bank account on the rise still
  - 1. BOK Fire account has been closed
  - . Apr 2022 Financials - Sewer bill is the next large known expense and is anticipated in June

**5. Old Business**

- a. Hanging Wires - Laura met with Blue Herring Electric regarding hanging wires on building C. Electrician to fix wires once the parking lot is not covered in ice, Laura has a call into him and is waiting to hear back. Randy to also follow up.
- b. BOK CD has matured. BOD met with wealth manager on best way to manage the funds from here but decided that the market has been too volatile to invest. The CD has rolled into an 18-month certificate of deposit.
- c. Insurance Policy - We have a new insurance policy in place with Westfield. We are trying to lower the wind/hail deductible from 5 to 2% and have followed up with Westfield several times. Laura and Chris are following up and keep being told they insurance company will get it taken care of.
- d. Landscaping to be done by Integrity on Thursdays when they are here doing general cleaning.
- e. Gutters at unit 325 have been fixed.

**6. New Business**

- a. Car was stolen from parking lot last weekend; Laura called Security Surveillance and was told it would be 190\$ per hour to reset password. We are going to change the monitoring service to Denver DVR as they have better pricing.
- b. Rules written in 1985 say you are only allowed to have one pet. Chris made motion to change Rules and Regulations to allow for 3 adult pets (limited to Dogs, Cats & Rabbits). Randy Seconded. All BOD present in favor.
- c. Unit 309 has been written up for having a grill on their balcony. This is not allowed as per the Rules and Regs as well as the Littleton Fire Marshall. The grill has not been removed so the owner is now going to be fined.
- d. Randy to investigate hardscaping grass east of building.
- e. Twisted Property's contract expires at the end of June. Chris made motion to renew contract, Kelley seconded. All BOD present in favor.

**7. Suggestions for Future Business**

None

**8. Next Meeting Date**

Date	Invitees	Where	When
Tuesday July 12, 2022	Open	Courtyard	6:00 pm
Saturday September 17, 2022	Annual Meeting	Courtyard	10:00 am
Tuesday November 8, 2022	Open	Zoom/Courtyard/Library TBD	6:00 pm

**9. Meeting adjourned at 7:00 PM by Kelley and seconded by Chris**