

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: January 11, 2022

Place: Zoom Online Meeting

Attendees:

Title	Name	Present/Absent
President	Chris Lawson	Present
Vice President	Jesse Sehlmeier	Present
Treasurer	Randy Howard	Absent
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 6:05 PM by Kelley, Chris seconded

2. General Discussion

BOD had no general discussions take place

3. Install New Board Members and Determine Positions

BOD unanimously voted for Bob Strange and Randy Howard to join CWC Board

President	Chris Lawson
Vice President	Jesse Sehlmeier
Treasurer	Randy Howard
Secretary	Kelley Roth
Member at Large	Bob Strange

4. Homeowner communications

A. Ice in parking lot and sidewalks

B. Posting updated minutes at mailbox and online sooner

5. Approval of Minutes

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

6. Financial Reports

A. BOK Statements - Current balance in bank account on the rise

B. Dec 2021 Financials - We incurred several large expenses in 2021: sewer bill, attorney fees, north stair replacement & concrete work. No large expenses are expected in 2022 as all essential projects have been complete.

7. Old Business
 - A. Rapid Restoration - Unit 211 still has 3 issues that Rapid needs to address, pending date for repairs to be scheduled
 - B. Reminder to get insurance certificates, car tag info, contact and lease information (ongoing)
 - C. North Stairs - Have been painted for the most part, remaining painting to be done at community cleanup day
 - D. Hanging Wires - Laura to find electrician to fix hanging wire on North side of building C
8. New Business
 - A. Laura to shop around for insurance in January as policy is up in March
 - B. Community Cleanup Date proposed for Saturday April 23rd. To Do List to be compiled and BOD to meet a couple weeks in advance to walk property and make list of action items and supplies to be purchased in advance
 - C. Look at outdoor lights that are damaged and determine cause, fix issue if necessary and replace
 - D. Chris made motion to approve 2 outstanding bills and pay electronically, Jesse seconded
9. Suggestions for Future Business
 - A. New landscaping company to be found to mow and do weed control. Laura to talk to Quintana (currently doing snow removal) and Integrity (currently doing weekly cleanup) for bids

10. Next Meeting Date

Date	Invitees	Where	When
Tuesday March 8, 2022	Open	Zoom	6:00 pm
Tuesday May 10, 2022	Open	Courtyard	6:00 pm
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

11. Meeting adjourned at 6:47 PM by Chris and seconded by Kelley