

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: March 14, 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 6:12 PM by Kelley, Jesse seconded

2. Approval of Minutes

Chris made motion to approve minutes from January 2023 meeting as written, Jesse seconded

3. Financial Reports

- A. Financials are in good shape and we're accumulating savings. As for Feb 2023 4K in checking, 51K in CD and 5.5K in savings
- B. Insurance is being renewed as far as we know

4. Old Business

- A. Community cleanup will be scheduled for Saturday April 29th from 10-2. Chris will post notices to everyone's doors 2-3 weeks in advance. Pizza to be provided to volunteers
 - a. Randy's Community Cleanup Items:
 - Fix roof heaters hooked up to photo cell
 - Fix leaky gutter
 - Pickup rocks for community cleanup
 - Magnetic sweep of parking lot
- 2. Bikes will be taken to ARC and the rack will be scrapped during community cleanup
- 3. Gutter in front of unit 315 is leaking and causing ice on the ground/vehicle below
- 4. Planning on updating the 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.) Tammy's anticipated cost to get all documents up to date is 8K. Jesse requested 3 written quote

5. New Business

- A. Ismael has gone to unit 101 to investigate the leaking from the unit above, 203. They have found that the leaking is from the toilet in unit 203. The ceiling of unit 101 is currently torn open and will be till we can determine where the leaking is coming from the next time it happens.

6. Next Meeting Date

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

7. Meeting adjourned at 7:04 PM by Kelley and seconded by Randy