

Cottonwood Court HOA Minutes

Date: 4/9/19  
Time: 7:00pm  
Location: Bemis Public Library

Attendees:

Member	Role	Present
Tony Lemberger	Manager	x
Beth Michels	Owner Unit 215 and HOA Vice-President	x
Ed Clint	Owner Unit 107 and Board Member	x
Lloyd Gantzer	Owner Unit 105 and Board Member	x
Sean Abbott	Owner Unit 211 and Board Member	x
Kelley Roth	Owner and Board Member	x
Justin Michels	Owner 215	x

Agenda:

- 1. Home Owners Open Forum
  - a. Send a letter to homeowners with storm doors open regularly.
- 2. Approval of agenda
- 3.

Issue	Approve agenda
Suggested Solutions	NA
Chosen Solution	NA
Motioned By	Ed
Seconded By	Kelley



Vote	Beth-y Ed-y Lloyd-y Sean-y Kelley-y
------	---

4. Conflicts of interest-None

5.

Issue	Approve minutes from previous board meeting
Suggested Solutions	NA
Chosen Solution	NA
Motioned By	Ed
Seconded By	Sean
Vote	Beth-y Ed-y Lloyd-y Sean-y Kelley-y

5.

Old Issue	Review 2019 Project List
Suggested Solutions	<ul style="list-style-type: none"> <li>Each verbally reviewed, paperwork attached</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-



6.

Old Issue	Recycle Bins
Suggested Solutions	<ul style="list-style-type: none"> <li>• Move forward with quote</li> <li>• Drop the idea of recycle</li> <li>• Residence are making a mess with current garbage on the ground</li> </ul>
Chosen Solution	Move forward with recycle bids
Motioned By	Beth
Seconded By	Kelley
Vote	Beth-Y Ed-N Lloyd-N Sean-N Kelley-Y

7.

Old Issue	Solar Lights at Dumpster
Suggested Solutions	<ul style="list-style-type: none"> <li>• Installed</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

8.

Old Issue	Radon Letters to Homeowners
Suggested	<ul style="list-style-type: none"> <li>• Letters went out in March 2019</li> </ul>



Solutions	<ul style="list-style-type: none"> <li>One homeowner has responded and will get it tested</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

9.

Old Issue	Rental Units Short Term
Suggested Solutions	<ul style="list-style-type: none"> <li>Updated included from Littleton Township, nothing going on</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

10.

Old Issue	Safety Issues Reporting to Police
Suggested Solutions	<ul style="list-style-type: none"> <li>Continue with decision from previous HOA meeting</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA



Vote	Beth- Ed- Lloyd- Sean- Kelley-
------	--

11.

Old Issue	Bank Signature Card
Suggested Solutions	<ul style="list-style-type: none"> <li>All HOA members will meet at the Bank of Oklahoma on a Saturday to get added to the accounts</li> </ul>
Chosen Solution	Saturday, April 13th at 9am we will all meet at the Highlands Ranch location
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

12.

Old Issue	Surveillance Camera Access to Board Members
Suggested Solutions	<ul style="list-style-type: none"> <li>All board members will gain access during the spring clean-up event</li> </ul>
Chosen Solution	Above
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

13.



Old Issue	Parking Block Space #14
Suggested Solutions	<ul style="list-style-type: none"> <li>• Move block as decided at last HOA meeting</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

14.

Old Issue	Broken Gate
Suggested Solutions	<ul style="list-style-type: none"> <li>• Gate removed</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

15.

Old Issue	Parking Lot Overhang
Suggested Solutions	<ul style="list-style-type: none"> <li>• Split the cost with unit that caused flooding last month, estimate would need to be sent to homeowner</li> <li>• Remove sheet rock and install plastic barrier that the water doesn't damage the ceiling again</li> </ul>



Chosen Solution	Consolidating Exteriors will be chosen for the repair for both of the ideas above. \$2,150
Motioned By	Beth
Seconded By	Kelley
Vote	Beth-y Ed-y Lloyd-y Sean-y Kelley-y

16.

New Issue	Parking Lot Repairs
Suggested Solutions	<ul style="list-style-type: none"> <li>Continue with chosen quote from email chain</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

17.

New Issue	Dryer Vent Cleaning
Suggested Solutions	<ul style="list-style-type: none"> <li>Multiple quotes were received that include one fee each exterior vent, and a second fee(homeowners would pay)</li> </ul>
Chosen Solution	Delints is the company chosen. PO was signed my Lloyd today.
Motioned By	Kelley
Seconded By	Sean
Vote	Beth-y Ed-y



	Lloyd-y Sean-y Kelley-
--	------------------------------

17.

New Issue	HOA Volunteer Spring Improval Day
Suggested Solutions	<ul style="list-style-type: none"> <li>Choose a Saturday</li> </ul>
Chosen Solution	Saturday, May 4th 9:00 am start time
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

18.

New Issue	Lawn Care
Suggested Solutions	<ul style="list-style-type: none"> <li>Raised flower beds</li> <li>Shrubs, trees</li> <li>Ties</li> <li>Ask Shawn for ideas</li> </ul>
Chosen Solution	New ideas will be brought to next HOA meeting
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

19.



New Issue	Damage Stucco Repairs Unit #325
Suggested Solutions	<ul style="list-style-type: none"> <li>• Owner of unit #325 will pay to re-stucco the area of the stain</li> <li>• Damage was caused when the stucco was damaged during a clean-up attempt</li> <li>• Bids will also be requested for rails on porches and small cracks</li> </ul>
Chosen Solution	Both ideas above will be chosen, a bid from the original stucco installers will be sought out. Then the bid will be sent to the owner. If they do not pay a lien will be put onto their property. Bids will be brought to next HOW meeting.
Motioned By	Beth
Seconded By	Kelley
Vote	Beth-y Ed-y Lloyd-y Sean-y Kelley-y

20.

New Issue	2018 Federal and State Tax Returns
Suggested Solutions	<ul style="list-style-type: none"> <li>• NA</li> </ul>
Chosen Solution	Signed by Lloyd
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-

22.

Violations	Pets on Front Lawn
------------	--------------------



Suggested Solutions	<ul style="list-style-type: none"> <li>• Most culprits were from walkerbyers no residence</li> <li>• Residences did pick up droppings</li> </ul>
Chosen Solution	NA
Motioned By	NA
Seconded By	NA
Vote	Beth- Ed- Lloyd- Sean- Kelley-