

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: January 11, 2024

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	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

No discussions

3. Approval of Minutes

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

4. Financial Reports

- A. Financials are in good shape and we're accumulating savings
- B. We are working on renewing insurance
- C. We expect to pay between 7.5K and 8K to update all documents to be in compliance with the new Colorado statutes that have been passed (Articles of Incorporation, By-Laws, CCR's and, Rules & Regs)

5. Old Business

- A. One bike rack to be moved to the furthest west covered area and another the other has been donated
- B. 3 estimates have been received for updating all CWC documents, BOD decided to work with Altitude, the attorney we've used in the past
- C. New bank account has been set up with First Tier
- D. Randy to look at I-beams
- E. Tracy Penman to research new porch lights that are not broken by swinging doors

6. New Business

- A. Invoices Reviewed, Chris motioned to approve all invoices. Kelley and Jesse approved.
- B. Security Camera, Estimate to replace camera #3 on the fritz, configure internet router hard reset all cameras and provide access to all BOD members quoted at 1,375. Eric from "Just In Case Security, LLC" called into meeting and explained the current system we have and what needs to be done to get it in working shape. Chris motioned to move forward with upgrades, Jesse and Kelley approved.
- C. Attorney Questionnaire
 - a. Late Fees and interest to be assessed on the 11th calendar day of the month
 - b. Strict Liability Language to be added to the documents, Damage to surrounding units is the responsibility of the party whose unit caused the damage
 - c. Leasing Tenant/Owner behavior and imposition/collections of fines for infractions
- D. BOK account needs to be closed

7. Suggestions for Future Business

No future business

8. Proposed Meeting Dates & Times

Date	Invitees	Where	When
Tuesday March 12, 2024	Open	Zoom	6:00 pm
Tuesday May 14, 2024	Open	Zoom	6:00 pm
Tuesday July 09, 2024	Open	Zoom	6:00 pm
Saturday September 14, 2024	Annual Meeting	Courtyard	10:00 am
Tuesday November 12, 2023	Open	Zoom	6:00 pm

9. Meeting adjourned at 7:20 PM by Chris and seconded by Jesse