

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: July 23, 2024

Place: Zoom Online Meeting

Attendees:

Title	Name	Present/Absent
President	Chris Lawson	Absent
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 6:01 PM by Jesse, Kelley seconded

2. Homeowner/General Discussion

Tracy Penman is upset with communication from the BOD/Management company. The agenda is on the website so once Tracy has approval for the Google Doc she will be able to review documents. Moving forward the agenda and financials should be linked to the calendar.

3. Approval of Minutes

Jesse made motion to approve minutes from May 2024 meeting as written, Kelley seconded.

4. Financial Reports

A. Financials are in good shape and we continue to accumulating savings

B. We've been paying Altitude Community Law for document re-writes as the bills come in

C. Money has been set aside for sewer bill

D. Everything is being transitioned over from BOK to First Tier

5. Old Business

A. Electrical issues have been worked out with the building lights. We've been quoted 40\$ per light to install. Laura to follow up with Randy to get lights so we can start replacement.

B. Document rewrites have been received from the lawyer. Jesse made a motion to approve the HOA document rewrites as written. Kelley seconded. BOD unanimously approved. Documents to be sent to both owners and mortgage companies. Owner packets to be mailed out by Friday August 2. Second wave of communication to be sent to mortgage companies once we have details from owners.

C. Disruptive tenants have not been an issue now that fines have been issued

4. Laura waiting on quote from Delintz Dryer Vent & Duct Cleaning

5. Sewer backup occurred into units 115/117 on April 14. Insurance claim has been submitted for 115 and unit fixes have been completed. Laura to send owners the deductible and to call the insurance company to see what is needed (invoices and pictures of finished work) for the recoverable depreciation.

6. New Business

A. Dakota Penman to provide report of sewer scope to BOD so we can action repairs.
Laura to get 3 estimates for repairs.

7. Suggestions for Future Business

N/A

8. Proposed Meeting Dates & Times

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

9. Meeting adjourned at 6:51 PM by Kelley and seconded by Jesse