

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Saturday September 22

Place: CWC Courtyard

Attendees:

Title	Name	Present/Absent
President	Chris Lawson	Phone
Vice President	Jesse Sehlmeier	Present
Treasurer	Randy Howard	Present
Secretary	Kelley Roth	Present
Member at Large	Bob Strange	Present
Community Manager	Laura Williams	Present

Minutes of Cottonwood Court Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 10:14 AM by Kelley, Randy seconded

2. Approval of Minutes

Kelley made motion to approve minutes from last annual minutes as presented, Jesse seconded

3. Financial

- I. Dues to be raised for 2023
- II. For 2022 we will be slightly over budget due to landscaping and snow removal cost that have been hard to anticipate
- III. No large expenses expected for 2023
- IV. The CD expired and rolled into another CD as there were no good options for investment. We have opened a savings account and are making a 1K deposit each month to build up the savings for emergencies so we can access that at any time

4. Nomination and Voting

One open seat to be elected, secretary. Kelley to be re-elected to three-year term, all in favor.

5. Open Forum

- I. Insurance was changed, a packet was sent out regarding the new company and details. The wind and hail deductible is 5%; we tried to lower it but were unable. The other companies we got quotes from raised their rates, and wind & hail insurance at 5% is becoming very common. Homeowners are recommended to get an HO6 policy. Landlords should have a business policy. Renters should have renters' insurance to cover their belongings.
- II. Lots of unsavory characters roaming around the property. 2 bicycles have been stolen, 1 car has been jimmied, 1 car stolen, and one home break in, in the last year. Jesse voted to give all

owners 30-day notice to have bike rack removed as it is inviting unwanted people in the community, all BOD in agreeance.

- III. Recycling suggested again, but we unfortunately don't have the space and can't ensure trash and recycling are kept separate due to the homeless
- IV. Suggestion made to have CenturyLink fiber installed. Ethan to contact CenturyLink for fact finding to see what CenturyLink would need in order to offer service to us.
- V. Concerns about water leaks, owners of leaking unit are responsible for paying for repairs
- VI. Electric vehicles, board needs to discuss and create policy. New law requires that EV owners be allowed to install stations.
- VII. The Board decided to cancel the November meeting and reconvene in January 2023. Date and time to be determined later.

Meeting adjourned at 11:14 AM by Jesse and seconded by Chris