

Minutes of Cottonwood Court Homeowners Association, Inc.

Date: March 08, 2022

Place: Bemis Library & 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 Online
Member at Large	Bob Strange	Present
Community Manager	Laura Williams	Present

1. Call to Order

BOD Meeting called to order at 6:02 PM by Kelley, Chris seconded

2. General Discussion

This is the time for homeowner communication to take place. Each homeowner is limited to 3 minutes. Homeowners are welcome to listen to the rest of the meeting but will not be allowed to participate or contribute to BOD discussion.

1. Car with expired license plates on Nevada has been moved into parking lot. Laura to tag car tonight, March 8, 2022.

3. Approval of Prior Minutes

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

4. Financial Reports

1. BOK Statements - Current balance in bank account on the rise.
Chris motions to close the BOK Fire account once balance is at zero balance, Kelley seconded
2. Feb 2021 Financials - We incurred several large expenses in 2021: sewer bill, attorney fees, north stair replacement & concrete work. No large expenses are expected in 2022 as all essential projects have been complete.

5. Old Business

1. Rapid Restoration - Repairs are final on all units, 109, 211, 311 & 313
2. Hanging Wires - Laura met with Blue Herring Electric regarding hanging wires on building C. Electrician can fix wires once the parking lot is not covered in ice.
3. Insurance Quotes – Country Financial had buildings undervalued, Laura has found better coverage for a lower cost. Chris made motion to cancel Country Financial and use USI for D&O and the association and liability. All BOD in favor

4. BOK CD is about to mature - BOD to meet with wealth manager on best way to manage the funds from here
 5. Spring Cleanup Day - April 23, 2022, to begin at 10AM. Items that need to be addressed include finish painting stairs, cleanup along Nevada, general cleanup in courtyard and around premises, talk to Sean King regarding garden budget
 6. New landscaping company to be found to mow and do weed control. Laura spoke with Quintana (currently doing snow removal) who is interested in taking the job.
6. New Business
1. Blue Herring Electric to replace old lights with LED high efficiency in the covered parking area. Chris made a motion to have the 2 lights replaced under the awning, Kelley seconded
 2. Suggestion to install Dog Waste Receptacle on east side of buildings. Note to also be made on website to pick up after dogs.
 3. Laura spoke with Tammy (attorney) regarding updating our community documents. Updating everything will be between 5-7K. We are looking at updating just the rules and regs and policies from governing documents, that would cost between 1.5-2K.
 4. Gutters at unit 325 need to be fixed as they are leaking, gutter in front of 309 bent and causing leaking. Gutters to be inspected and replaced/repared as needed.
7. Suggestions for Future Business
1. None

8. Next Meeting Date

Date	Invitees	Where	When
Tuesday May 10, 2022	Open	Courtyard	6:00 pm
Tuesday July 12, 2022	Open	Courtyard	6:00 pm
Saturday September 17, 2022	Annual Meeting	Courtyard	10:00 am
Tuesday November 8, 2022	Open	Zoom/Courtyard/Library TBD	6:00 pm

Meeting adjourned at 6:44 PM by Jesse and seconded by Chris