

Tuesday May 13, 2025

Place: Zoom

Attendees:

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

Minutes for Cottonwood Court Homeowners Association, Inc.

1. Call to Order

BOD Meeting called to order at 6:21 PM by Chris, Jesse seconded

2. Homeowner/General Discussion

No owners called in

3. Approval of Minutes

Earl made motion to approve minutes from April 2025 meeting as written, Jesse seconded

4. Financial Reports

Everything looks good, we're moving money into savings every month

## 5. Old Business

- a. Spring Cleanup took place on May 10th. Due to lack of homeowner participation community cleanup will be sourced out going forward and will be reflected in HOA fee or special assessments. 2 homeowners showed up as well as the BOD. Randy also brought 2 of his employees to volunteer their time to clean up the parking lot because he's the best.
- b. Resident in 311 is maintaining garden, plants have been purchased and need to be reimbursed
- c. Sewer to be scoped in August 2025
- d. Fire marshal said we need to get rid of the grill
- e. Drier vents to be cleaned by Delintz in June 2025
- f. Considering xeriscaping on Prince street, Laura received a quote from Integrity; removal of current grass, removal of sprinkler system, put in rock and xeriscape grass for 5K. Pending cost savings on snow removal to see if we want to do this project in 2025. \*See new business.
- g. Laura called Waste Management to cancel service, WM provided us with a customer retention quote at 306 a month for 2X weekly trash service. Rate to potentially increase after the first year.
- h. We are going to try to write the rules and regulations ourselves but will have to send them off to the lawyer for review. We have state laws that we need to abide by and will need to get these updated in 2025. (Signs in the grass. Alcohol in the courtyard)
- i. Policies and Procedures to be updated in 2025

## 6. New Business

- a. Laura to provide 2023/2024 to 2024/2025 (\$2,154) comparison for snow removal
- b. Website to be upgraded to accommodate automatic payments

- c. Parking lot poles to be painted
- d. \*\* Old Business "f"; Crack fill needs to be done in the parking lot. This takes priority over xeriscaping. Laura to get quotes.
- e. Deck post maintenance/painting needs to be done, Laura to get quotes
- f. Randy to send over standardized Rules & Regulations as well as Policy and Procedures that he has on hand to alleviate work and expense for our re-writes (another reason why he's the best)

#### 7. Suggestions for Future Business

None

8.

Proposed Meeting Dates & Times	Invitees	Where	When
Tuesday July 08, 2025	Open	Zoom	6:00 pm
Saturday September 13, 2025	Annual Meeting	Courtyard	10:00 am
Tuesday November 11, 2025	Open	Zoom	6:00 pm

9. Meeting adjourned at 7:32 PM by Chris seconded by Jesse