

Tuesday April 8, 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
New Member	Earl Kastle	Present

Minutes of Cottonwood Court Homeowners Association, Inc.

1. Call to Order

BOD Meeting called to order at 5:38 PM by Kelley, Randy seconded.

2. Homeowner/General Discussion

No owners

3. Approval of Minutes

Kelley made a motion to approve minutes from the January 2025 meeting as written, Earl seconded.

4. Financial Reports

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

5. Old Business

A. New documents have been approved and filed.

B. Spring Cleanup:

1. Pressure washing to be done on the ground floor

2. As we don't have a resident who has expressed interest in gardening perennials will be planted for less upkeep

C. Sewer to be scoped in August 2025.

D. The HOA provided grill will be disposed of as it doesn't work per unanimous vote. If residents want to grill, they can buy their own and keep it in the common area due to Littleton fire codes.

E. Dryer vents to be cleaned by Delintz in June 2025.

F. Considering zero scaping on Prince Street, Laura received a quote from Integrity; removal of current grass, removal of sprinkler system, put in rock and grass for 5K. Pending cost savings on snow removal to see if we want to do this project in 2025.

G. Financial statements have been updated, and categories have been rearranged.

H. Insurance has been renewed.

I. Laura got a new trash quote with HBS for \$420 a month 2X a week. Laura will cancel the Waste Management in June.

6. New Business

- A. Laura to provide 2023/2024 to 2024/2025 (\$2,154) comparison for snow removal.
- B. Laura to get quotes for combo cleaning and scope for the sewer.
- C. 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.
- D. Policies and Procedures to be updated in 2025.
- E. Spring cleanup to be done May 10th.

7. Suggestions for Future Business

N/A

8. Proposed Meeting Dates & Times

Date	Invitees	Where	When
Tuesday May 13, 2025	Open	Zoom	6:00 pm
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 6:49 PM by Earl seconded by Kelley.