

Midtown at Cottonwood Creek HOA Board of Directors' meeting
July 29, 2021, 7pm
Zoom Meeting
Type of Meeting: Board of Directors'

Directors Present: Rachel Bentley, Vickie Heffner, Jerry Richardson
Directors Absent: Salley Allison, John Rollins
Manager: Jerry Huscher

Agenda Topics

Homeowners Forum/ACC Requests – no homeowner requests

Hearing: none

Previous Minutes

Jerry motioned to accept minutes.

Vickie seconded.

Vote is anonymous and minutes approved.

Legal: none

Finance Report

- Vickie commented that landscaping is over budget, probably due to the flooding caused by the broken sprinklers.
- Balances are okay.
- Looked over the residents that are overdue in their assessments and fines.

Vickie motioned to accept the finance report.

Jerry seconded.

President report

- Went over post-meeting email discussions.
- Rachel commented that John and Salley are not responding to emails or attending meetings. She will contact them.

Manager Report

- Discussion of Infinite Disposal proposal. \$99/month increase or approx. \$1/family increase. Vickie motioned that we change to Infinite and Jerry R. seconded. Jerry H. will contact Infinite.
- Light bulbs are out at the mailboxes. Jerry H. will put in new bulbs.
- Discussed CC&R Report.

- CINC Software update is almost finished.

Old Business

- Dog poop discussion.
- Common Area Bollard Lighting discussion. All agreed that they should be set in concrete not wood.
- Sand buckets will be put out for north facing homes. Tony will do it before winter.

New Business

- Discussed Neighborhood Watch signs, swings attached to decks, and weeds.
- Rachel will follow up with city about the lights on Lee Vance being out.
- Jerry H. will contact homeowners on swings, signs, and weeds.
- Discussed pre-approved ACC items.

Jerry motioned to adjourn

Vickie seconded

Meeting adjourned at 6:45pm

Next Meeting is October 28, 2021 at 7pm.

After board meeting discussions/approved bills through email:

- Jeff & Shelly Young - 4126 Parkwood Trail, email of 1/31/21 - Kitchen microwave vent application. Still waiting on pictures.
- Rachel to post our board positions and contact info on the Facebook group. No HOA discussions should be on Facebook. Facebook should be entirely unrelated to board business. It should be for Girl Scouts, weather, etc. 2/19/21.
- Molly Mayfield - 4174 Parkwood Trail email of 2/19/21 - north facing sidewalks. Sand stations suggested. Waiting on quote.
- Midtown Final Financial Audit 2/22/21 sent to board.
- Sonya Bynoe, 4294 Parkwood Trail, email of 3/4/21 - Common area trash cans in front of houses – removal of trash cans and more dog waste stations suggested. Waiting on cost of removal of trash cans and addition of more waste stations. All American asked to removed waste and trash more often in meantime. HOA can remove or add trash cans/dog waste stations as needed.
- Dave Embrey email complaint - 3/10/21 - unregistered Jeep. Z&R stickered car with deadline of 3/31/2021. Car moved to homeowner's driveway. No new tags.
- Dawn Burdick email of 3/10/21 – more dog waste stations.
- Kerry Scrase of 3/11/2021 – dog poop in common areas of Berrybrook and Cedarbrook, front deck clutter, snow pushed into street. Front deck clutter isn't in our guidelines.
- Snow removal emails 3/19/21– only sidewalks are shoveled after 3 inches of snow. No city streets are plowed by HOA.
- John Hohng email 4/15/21– new tenant notification.
- Approved payments to All American Maintenance, Springs Waste, and Z&R for Zoom in January, February, and March.
- Common Area walk with Classic set for April 29, 2021 at 3pm.