

Midtown at Cottonwood Creek HOA Board of Directors' meeting minutes
October 28, 2021, 7pm
Zoom Meeting
Type of Meeting: Board of Directors'

Directors Present: Rachel Bentley, Vickie Heffner, John Rollins
Directors Absent:
Managers: Jerry Huscher, Reagan Clark

Agenda Topics

Homeowners Forum/ACC Requests – no homeowner requests

Hearing: none

Previous Minutes

John motioned to accept minutes.

Vickie seconded.

Vote is unanimous and minutes approved.

Legal: none

Finance Report

- Budget lines for 2022 should include painting the parking lot lines and replacing the dead trees.
- Yearly balances are down \$2570.
- Discussion on the Income Statement that had operating income higher. Discovered that the board had the wrong report.
- 2021, HOA had 3000% in reserve. Jerry R. recommended that the HOA move \$250/month into reserve. All agreed.

Jerry R. motioned to accept the finance report.

John seconded.

President report

- Went over post-meeting email discussions.
- Rachel contacted the city on the Lee Vance lights. The lights need a new transformer.
- Rachel contacted a HOA board member to remove them from the board. Removal from the board was due to not responding to emails or attending board meetings since they were voted in.

Manager Report

- 7-10% of residents have no email communication.
- Discussed the three landscaping proposals of Greener Grass, Weisber, and F&B.

- Decided on Greener Grass based on the recommendation of Jerry R.
 - Vickie motioned to accept.
 - John seconded.
- Discussed a separate dog poop company proposal.
- Decided on going with Doody Calls.
 - Rachel motioned to accept.
 - John seconded.
- Reviewed the CC&R report.
- CINC Software update is almost finished. There are some minor transfer issues.
- Discussion on the CINC system invoice approval. Decided that all 3 board members will approve invoices.

Old Business

- Discussion on Waste Connections not responding to the management companies' emails to cancel Midtown's service, so we can change to Infinite Disposal.
- Discussion on whether to include recycling in the HOA contract. Decided not to include it.
- Common Area Bollard Lighting discussion. All agreed that they should be set in concrete, not wood.
- Quarterly newsletter approved to assist with communication. Vickie will design the newsletter and send it out for approval to the other board members.
- Acrylic box near mailboxes approved. It would hold official HOA flyers, including the HOA newsletter.
- Sand buckets will be put out for north facing homes by All American Landscaping.
- Annual Meeting was set for November 18 t 5:30pm.
- First HOA newsletter will be sent out by mail with the Annual Meeting notice.
- Discussion on the cracked sidewalks. They are city's responsibility. Waiting on the two-year warranty period with the city.
- Discussion on changing guidelines for use of charcoal.
- Discussion on Neighborhood Watch signs, swings attached to decks, and weeds. Jerry H. will contact homeowners on swings, signs, and weeds.
- Discussion on pre-approved ACC items.

New Business

John motioned to adjourn

Jerry R. seconded

Meeting adjourned at 6:45pm

Next Board Meeting is January 27, 2022 at 7pm.