Cottonwood Farm HOA Board

Meeting Minutes

January 16, 2024

The meeting of the Cottonwood Farm HOA Board was held at S&B Burger Joint at 6:30 PM on January 16, 2024. President David Usher opened with a welcome to board members and guests.

Voting members present were: David Usher – President

Corey Stockert – Vice President

Josh Hartman – Member at large

Adam Armoudian

Keith Davis

David Dawkins

Guests present were: Becky Chessmore

Jamie Marugg

Nick Marugg

Documents presented: Cottonwood Farm Pool Repairs

Cottonwood Farm Owners Assoc., Inc. – Reconciliation Detail –

BancFirst Ckg. Acct. Period Ending 12/31/2023, and Account

QuickReport as of Dec. 31, 2023

Cottonwood Farm HOA Meeting Agenda

Discussion of Items on the Agenda:

* Increase Board Members – David Usher said he would like to add 5-7 members to the Board. There should not be just a few people making decisions for the entire Cottonwood Farm community.
* Year-end Financials Review – The 2023 year ended financially where the board thought they would end. The plan for 2024 is to limit spending so we can build up a reserve. The pool project was a huge, but necessary expense that we should not have to expect again for another 5-7 years. We do need to be wise about all expenditures so that funds will be available when needs have to be met.
* Solar Panels – This issue is no longer a board or community decision. A House bill passed which gives residents the option of putting solar panels on their houses if they so choose.
* Roof Colors – It was suggested putting out a list of approved options for roof colors. However, there are so many makes and manufacturers of roofing supplies that the BEST option is always going to be for the homeowner to get the approval of the Board before replacing their roof.
* Compliance Covenants / Bylaws – Again, it is much wiser for the homeowner to reach out to the Board to get approval BEFORE making any changes to their property. Some HOA bylaws might be outdated. However, updating the bylaws is not a practical solution because it is very expensive to do. If a homeowner intentionally violates the covenant or bylaws, he will be held accountable. That’s why it is so important to bring any issues before the board so that discussion can take place and conflict avoided.
* Website Updates – The contract with Weebly, the company that provides storage space for our website, expires February 15, 2024. David Usher proposed we renew Weebly for another year.

Old Business:

* Sprinkler System – Concern was expressed that the sprinklers are watering too much, especially at times when they shouldn’t be, like when it’s raining. The water bill has been very high. David Usher will reach out to Zack to make sure the bypass system is working.
* Paint in Pool House area – If touchups are required, the vendor will be contacted. If vendors come out and don’t meet our expectations, they won’t get paid. David Dawkins and Keith Davis take care of pool issues.
* Trashcans at the Pool area – There needs to be a place where at least one trashcan can be secured.

New Business:

* David Usher nominated Becky Chessmore for the position of Secretary. Keith Davis seconded.
* David Dawkins nominated Nick Marugg for the position of Treasurer. Corey Stockert seconded.
* Jamie Marugg volunteered to take care of Social Media.

The next meeting of the HOA Board will take place in February, either the 6th or the 13th.

Meeting was adjourned.

Minutes submitted by: Becky Chessmore