

COTTONWOOD CREEK PROPERTY OWNERS, INC.

MINUTES OF THE BOARD MEETING

NOVEMBER 20, 2025

PRESENT: Vice-President Linda Avila, presiding in place of President Fahland who is hospitalized; Treasurer Glenn Rice; and Member-at-large Ray Statler and 34 community members. With 3 of 5 Board members present, Linda Avila stated that a quorum of Board members is present and continued with the meeting.

CALL TO ORDER: The Vice-President called the meeting to order at 5:30 pm. Attendees pledged allegiance to the flag of the United States.

MINUTES: The minutes of the October meeting were read by Linda Avila, as submitted by Secretary Carolyn Teer, who is confined to quarantine. With no changes to the submitted minutes, Ray Statler moved approval as read, seconded by Glenn Rice; motion was approved.

TREASURER'S REPORT:

Glenn Rice reported on current accounts at Texas Regional Bank:

Checking account	\$22,528.72
Checking account #2	\$65.00
Taxes and insurance	\$572.30
Contingency fund	\$27,294.25
CD #1	\$40,785.34
CD#2	\$32,729.91
Total in TRB accounts	\$123,975.52

Glenn reported that in the previous weeks, the Cameron County property taxes were paid in the amount of \$19,944.20 and the insurance was also paid in the amount of \$18,397.00. There is a credit card debt of \$4,257.72 yet to be paid before the due date and an estimate of \$6495.00 to replace a swimming heating pump that will be paid before the next meeting. Ray Statler moved

and Glenn Rice seconded that the pool be repaired at the cost of \$6495.00. Motion carried. Jill Holzberger asked if three bids had been considered; Linda Avila replied that the pool company is G&G Pools who supplies all of the chemicals which Cottonwood uses in the pools and the company really worked with the Board to come to an acceptable bid since they really prize our business. Glenn stated that the current outstanding balance is \$10,752.72 which after being deducted from the total in TRB accounts leaves a balance of \$113,222.80.

PRESIDENT'S REPORT:

Linda Avila made the report in the President's absence. She stated that staff had ordered parts and tried to the best of their skills to repair the pool; when they had reached the limit of their skills and still were not able to get the pool heated, G&G Pools was called in to diagnose the problem. At this point she commended the staff for attempting to repair the pool and use all their skills and knowledge to do so, she showed a decorated box that the Board has set up in the Office in order to accept donations to a Christmas fund to be divided among the 4 staff members and encouraged all residents to contribute.

She also mentioned that someone with a key to the dumpster had opened it and placed a printer in there. It was removed and properly disposed of by staff. She encouraged all attendees to follow rules for trash collection set by the city and help Cottonwood to follow the rules as well. She shared a story from the last month in which the trashmen refused to empty her trashcan due to some branches sticking out. They instructed her to remove the branches and place them in a plastic garbage bag to be picked up in the next trash collection.

Linda reminded everyone using the icemaker in the kitchen to keep it turned off when not in use; when left on, it leaks water and ice on the floor.

VICE-PRESIDENT'S REPORT:

Linda made everyone aware that the regular meeting dates of the Board conflict with the Thanksgiving, Christmas, and New Year's holidays. The December meeting normally would fall on December 25 which is Christmas. Members should watch carefully for agendas and note the dates as they will be different. The Nominations meeting which according to the policies and procedures should be held during the first week of January would fall on January 1, 2026. Therefore it has been rescheduled for January 2, 2026 at 5:30 pm.

MEMBER-AT-LARGE REPORT:

Ray Statler shared that he has been busy with minor facility repairs; he purchased numerous items so that staff could replace an outdoor light by the pump shed and a new outlet so that the pool lights could be set for dusk to dawn.

He and his wife have been planning a Christmas golf cart parade for December 14; there will be no carolling, but one cart will carry a speaker to provide Christmas music. This parade will occur during daylight so participants should be aware that lights on their carts may not be visible. More details about this event are forthcoming.

COMMITTEE REPORTS:

Frank Avila thanked donors, the general community, and Pool Committee members for their support. The pool canopy was replaced last month and two new patio tables were purchased. He welcomed Pool Committee members Dick Krah and Jill Holzberger back home and said they could help the committee come up with other ideas for improvement.

Judy Venckus reminded the audience that the Nominations Committee is seeking candidates for the 2 Board positions that will be open in January. The Committee is still accepting volunteers who would like to run; if anyone would like to be a candidate, s/he should talk with one of the committee members: Dick Smith, Linda Avila, or herself. The presentation of candidates to the community will happen on January 2 at the Nominations Committee meeting, and voting will begin January 3. Newly-elected Board members will be announced January 29, 2026.

Judy also presented for the Landscape Committee, and commended Luis, our staff member who has been working hard to relocate some of our current plants to places more conducive to their health and survival. She thanked Sandy Gurney for her donation and commented that all recent improvements had been made at no cost to the HOA.

MEMBER COMMENTS:

Joyce Loper requested that the jets in the hot tub be checked, as some appear to not be working.

Dave Gearheart informed everyone that on December 3 at 9:00 am the monthly coffee will be sponsored by Rally Credit Union which will make a 10 minute presentation ; all are welcome to attend and details are posted on the community bulletin board.

Mike Zarletti commented on the e-mail recently sent by President Fahland about his opinion that there is no need for an increase in the annual allotment at this time. Mike stated that it might be a good idea to have an increase soon to save up and get ahead of future big needs, like replacement of the Maintenance Shed which could be very costly. Linda Avila mentioned that an increase in the allotment had not been included on today's agenda, therefore ruling out any discussion or vote on such.

Dorann Shramm asked if someone on the Board was tasked with marketing for Cottonwood; Linda Avila answered no. Dorann suggested that might be useful, since as a nonprofit Cottonwood might solicit donations and memorials.

Gene Vorhees stated that he had e-mailed the Board about the need for the Budget Committee to convene and begin its work in October. He said that he felt that his reminder had been ignored. Sergio Martinez asked about plans for conducting an audit; Linda Avila replied none had been made so far, but that she would make sure that Board worked on that issue.

Ray Statler made a motion, seconded by Glenn Rice to adjourn the meeting. The motion carried and the meeting adjourned at 6:03 pm.

Submitted by,

A handwritten signature in cursive script, appearing to read "Linda Avila".

Linda Avila, Vice President (substituting for Carolyn Teer, secretary)