

COTTONWOOD SREEK PROPERTY OWNERS, INC.

MINUTES OF THE BOARD MEETING

SEPTEMBER 25, 2025

PRESENT: President David Fahland, Vice-president Linda Avila, Treasurer Glenn Rice, Secretary Carolyn Teer, Member-at-large Ray Statler and 31 members of the community.

CALL TO ORDER: The president called the meeting to order at 5:30pm. The members recited the Pledge of Allegiance to the Flag of the United States.

MINUTES: The minutes of the August meeting were read and David Fahland made the motion to approve, seconded by Glenn Rice. The minutes were approved.

TREASURER'S REPORT:

Texas Regional Bank Balances

Checking account	\$11,242.14
Checking account # 2	75.00
Taxes/Insurance	36,952.55
Contingency	5,596.85
CD's (3)	94,991.50
Total TRB Accounts	\$148,858.04

PRESIDENT'S REPORT:

1. The condition of the clubhouse roof is very bad. Gutters are corroded and pools of water collect on the roof. We have recently spent \$3,800.00 to repair a leak and one contractor has given an estimate of \$20,000.00. So far we have not received responses from contractors we have approached .

Fred Gilley said the current roof is only eight years old and we should contact that contractor for warranty service. Jane Craig told Dave that the documents should be in the files.

2. Batteries have been ordered for golf carts. The cost is \$3,108.00.*

3. A fence was erected at 1202 Maple without authorization. He has agreed to submit a request for architectural committee approval.

4. Please submit architectural requests before you begin work. If the work is not approved, you could be held responsible for returning the property to previously existing conditions.

5. No collection letters have been issued this month.

6. There was a dog attack last night near the community garden. A resident was injured and police were called. The police response was less than favorable to the community. Birdie Cox said the woman has more dogs than the covenants allow and does not cleanup after the dogs. She wonders why we can't enforce the covenants.

VICE-PRESIDENT'S REPORT: Linda Avila proposed a form for citizens to use when submitting a complaint to the board. This will make it easier for the board to recognize the concerns of the community and will give us a way to document and follow up on the concerns. Linda made a motion to approve the form. Ray Statler seconded it and the motion passed. This will become a part of our Policies and Procedures. A copy of the form is attached to the minutes of this meeting.

OLD BUSINESS: Monterrey Pescina is in arrears on their agreement to pay arrears on their property. They have promised to pay the August and September payments next week, but failed to mention the October payment which is also due next week.

COMMITTEE REPORTS:

1. Landscaping- Barb McVea, Judy Venkus and Joyce Loper have formed a new gardening committee. They have been assessing our situation and feel that we should use more native vegetation and drought-tolerant plants. They need funding. Their full report is attached to the minutes.

2. Pool* - Frank Avila expressed appreciation to the board for their support. The committee has raised enough money to replace the worn canvas canopy in the pool area and hope to get the work done within the next few weeks. He thanked the people who have donated.

3. Nominations – Judy Venkus is asking that people consider allowing their names to be placed in nomination for the two slots on the board that will become vacant in January. Linda

Avila said how important it is that we have a functioning board .

4. Website – Jim D'Agati has agreed to manage our website and said he will continue to work to make it more user friendly.

5. Entertainment - Birdie Cox reminded us of the upcoming Halloween Dance. There will be costumes and prizes.

6. Golf – Ray Statler says that they hope to get the pro shop painted while Jan McDonald is on vacation. He also said they are in dire need of a new refrigerator and asked if members might have a used one for sale or donation.

MEMBER COMMENTS: Janet and Glenn Rice have brought birthday cake in honor of Vivian. Members sang happy birthday.

ADJOURNMENT: Ray Statler made the motion to adjourn the meeting. Linda Avila seconded and the motion carried. The meeting was adjourned at 6:20pm.



Carolyn Teer,

Secretary

*** Denotes Corrections**