

COTTONWOODCREEK PROPERTY OWNERS, INC.

MINUTES OF THE BOARD MEETING

AUGUST 28, 2025

PRESENT: President David Fahland, Vice-president Linda Avila, Treasurer Glenn Rice, Secretary Carolyn Teer, Member-at- Large Ray Statler and 26 other 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 July meeting were read and approved. Minutes of an Executive Committee Meeting held August 11, 2025 were also read and approved.

TREASURER'S REPORT:

Texas Regional Bank Accounts:

Checking	\$ 28,148.72
Checking Acct # 2	80.00
Taxes & Insurance	29,752.55
Contingency	5,596.85
CD's (3)	94,599.08
Total Accounts	\$ 158,177.20
Outstanding	1,470.64
Total TRB Accounts	\$ 159,647.84

PRESIDENT'S REPORT:

1. Dave met with the golf committee. They are working on staffing of the pro shop and have recruited more volunteers. Jose will do maintenance on the golf carts. In the process, he will assess the condition of the carts and will report to the committee his recommendations for repair and/or replacement.

2. Four new trees have been planted near the pool. New palms have been planted in the pots at the entrance to the community building.
3. Thanks to Birdie Cox and Mike Zarletti for their efforts in the kitchen. A new restaurant-style faucet has been installed along with an ice maker and a garbage disposal. These were purchased with funds from the entertainment committee.
4. Foreclosure process has begun for 190 and 194 Willow. 146 Willow is listed for sale. We will hold the lien waiver for a few months. Our attorney has sent a collection letter to the owner of 1155 and 1157 Fairway.
5. Kerin Fahland has taken charge of the Cottonwood Website. The site has been updated to include minutes of board meetings and financial reports in the Resident's Only section.
6. The Cameron County Irrigation District tells us that no water will be available until further notice.

VICE-PRESIDENT'S REPORT:

1. Thank you to Judy Venkus for the palms and for following the approval process. Thanks also to our staff workers who did the labor in installing all the new trees.
2. Trees on the golf course need trimming. The golf committee will be asked to mark the limbs which need trimmed so the maintenance workers can take care of them during their regular work schedule. This will be an on-going endeavor.

MEMBER-AT-LARGE: Ray Statler said that the Pro Shop volunteers are trying to organize and schedule coverage better.

COMMITTEE REPORTS:

1. Pool Committee- Frank Avila said that there are three members of the pool committee in residence this summer. They have been busy getting the trees planted and are trying to get a debris barrier placed at the lower part of the fence to help keep debris from blowing into the area. He asked people to please return chairs they use to the area shaded by the

president for helping the committee get their work accomplished.

2. Website - Kerin Fahland said since no one volunteered to take over the website management needs – she took it over as it is required by Texas law that HOA have a website. The website has been simplified for ease of use and ease of management and updated with minutes and financial reports added to the Residence page.
3. Activities Calendar - There is a new annual perpetual calendar listing all activities and events throughout the year. If anyone would like to publish a monthly calendar they are welcome to do so in coordination with the annual calendar.
All residents were invited to volunteer to take over website management and the annual calendar should they wish to do-so.
4. Activities Committee- Shari Gearhart asked for activity suggestions. Please list your suggestions on the sheet provided on the bulletin board. She also said the garage sale will be the 2nd Saturday in November (Nov. 8th). Please bring donations to the community center and place them near the walls. Sign up for the Labor Day Dinner if you plan to attend. The monthly coffee will be Wednesday morning at 9:00.

REMARKS BY MEMBERS; One resident asked when he will get an answer to his request to put up a fence. Dave Fahland replied that the Chair of the committee is due to return this weekend and he should have an answer next week.

ADJOURNMENT: Glenn Rice made the motion to adjourn. Linda Avila seconded, and all approved. The meeting was adjourned.

Carolyn Teer,

Secretary

