COTTONWOOD CREEK PROPERTY OWNER'S, INC.

MINUTES OF THE BOARD MEETING

DECEMBER 18, 2025

PRESENT: President Linda Avila, Treasurer Glenn Rice, Secretary Carolyn Teer, Member-at- Large Ray Statler and 25 other community members.

CALL TO ORDER: President Linda Avila called the meeting to order at 5:31pm. The Pledge of Allegiance to the Flag of the United States was recited by the members followed by a moment of silence in remembrance or our deceased president, David Fahland.

MINUTES: Carolyn Teer read the minutes from the November 20, 2025, meeting. Ray Statler made the motion to approve as read. Glenn Rice made the second and all approved.

TREASURERS REPORT: Glenn Rice read the balance report from TRB:

Checking	$ 18,651.68
Checking #2	60.00
Taxes/Insurance	4,172.30
Contingency	27,294.25
2CD's	74,228.47
Total	$124,406.70
Outstanding	110.96
Total Available	$124,295.74

PRESIDENT'S REPORT:

1. The flags were down last week. It cost $250.00 to replace the pulley mechanism plus a lot of time to find someone in the Valley who would do the job.

2. Two very important meetings will be held in January: Nominations on January 2, 2026, and Annual Business Meeting on January 29, 2026. BOTH THESE MEETINGS REQUIRE A QUORUM

OF 66% of MEMBERSHIP. If you cannot attend, please submit your proxy. Forms are available in the office.

3. We are currently functioning with four Board members. The Board decided it was not practical at this late date to appoint someone for a few weeks.

4. The audit committee composed of Zinnia Calderin, Gus Calderin, Jim Imnolte and Jack Holtzbuger plan to have their report ready for the January 29th meeting.

5. The roof repairs on the clubhouse have been completed by McAllen Roofing. This work was substantially covered by warranty. Our cost is between $300.00 and $800.00 (The final bill has not arrived yet.

6. There is a collection box available for donations to our staff members. Please give generously. The Board members will meet with them on December 24th to present the gifts.

7. At the weekly meeting with staff, they requested that community members please not interrupt them at work. They appreciate that we all like them and are interested, but frequent interruptions cause them to fall behind in their daily schedules.

MEMBER-AT-LARGE: Ray Statler

1. Karin Fahland has donated David's golf cart to the community. The cart will be put in rotation at the pro shop and a plaque honoring Dave will be affixed.

2. The annual golf cart parade was rescheduled for December 21st at 4:00pm. Carols will be sung at various locations throughout the community. Afterwards refreshments will be served. Jenny Jones has helped to organize this event.

COMMITTEE REPORTS:

Landscaping – Judy Vencus said that palm trees have been planted and that Luis is still working on plans given to him earlier regarding the moving of established plants to more suitable areas.

Pool – Frank Avila said that the hot tub is under repair and will be open soon. He thanked the members who helped in the pool shed.

Nominations - Judy Vencus said that it has been hard to get people to agree to run, but that we now have a slate for the January 2nd meeting. Linda Avila spoke of the need for community involvement: We are a corporation ruled by laws and covenants and, as such, we need a board to conduct our business. No individual has the authority to speak for the community.

COMMENTS BY MEMBERS:

1. A member asked about the situation at 146 Willow. Linda Avila said she had talked to the realtor who said she had not heard from the owners.

2. Marianela Alonzo is concerned about people allowing dogs to poop on her lawn. She said a confrontation has occurred recently between her husband and a dog owner. Linda Avila said that recently a woman had left flyers in the office offering to clean up after dogs for a monthly fee.

ADJOURNMENT: Carolyn Teer made a motion to adjourn the meeting. Glenn Rice seconded it and all approved. The meeting adjourned at 6:14pm.

Carolyn Teer

Secretary