

COTTONWOOD CREEK PROPERTY OWNERS, INC.

MINUTES OF THE BOARD MEETING

OCTOBER 30, 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 5:30. The members recited the Pledge of Allegiance to the Flag of the United States.

MINUTES: The secretary read the minutes of the September meeting. Ray Statler moved to accept the minutes as read. Glenn Rice seconded the motion and all approved.

TREASURER'S REPORT: Glenn Rice

Texas Regional Bank Balances

Checking Account	\$ 40,167.47
Checking Account #2	70.00
Taxes/Insurance	20,572.30
Contingency	27,294.25
CD's (2)	73,515.25
Total Accounts	\$161,619.27

Outstanding

Credit Card	\$ 3,568.55
Property Tax	19,444.20
Insurance	18,397.00

Total Outstanding \$41,909.75

Total cash assets \$119,709.52

PRESIDENT'S REPORT:

The cost to replace the front gate motor is \$3,568.55.

The Board has found a realtor to handle 144 Willow.

The mobile home at 146 Willow is being removed from the lot. That leaves 2 vacant lots side by side. Perhaps one buyer will take both.

Thanks to the Pool Committee for the beautiful new canopy in the pool area.

Thanks to the Landscape Committee for the work they have done around the front gate.

The area is much more attractive now.

The City of Harlingen Water Department will be replacing water meters in our area. Be prepared for water service interruptions next Tuesday, November 4.

VICE-PRESIDENT'S REPORT: Linda Avila thanked the staff for helping with the gate and the new landscaping. She urged us to remember the special efforts of the staff members when we plan our appreciation gifts .

MEMBER-AT LARGE: Ray Statler reported that the pro shop interior has been painted and a new refrigerator installed. The old refrigerator went to the maintenance shed for use by the staff.

OLD BUSINESS:

Monterrey Pescina is current on their payments.

One new collection letter was sent.

Four of our golf carts have been repaired and one is still in process. The cost has been \$2601.24.

The warranty for the roofing has been located. The company was contacted. Their estimate of our prorated costs for the repairs is \$600-800.

COMMITTEE REPORTS:

ACTIVITIES: Sheri Gearhart

People from CENTERWELL and a Medicare representative will be at our monthly coffee

on November 5 to discuss changes to Medicare for the new year.

The committee members are trying to arrange some new activities for our enjoyment.

Sip and Paint will start in December.

The garage sale will be November 8. Help is needed to set up the tables and to assist the cashiers at checkout.

The Halloween Party is Friday night.

POOL: David Gearhart

The cost of the pool canopy was \$705.00. It is fully warranted for five years.

A member commented that the hot tub needs to be painted.

NOMINATIONS: Judy Venkus said that we still need more people to volunteer to run for the two board places that will be up for election in January.

MEMBER COMMENTS:

Marianela Alonzo talked about the increased road noise since Ed Carey Drive was resurfaced recently. She said that a coating of road tar mix would alleviate this. If you are disturbed by this noise, please call or email the Texas Department of Transportation,

Janet Ogden asked how many paid staff members we have. There are four.

ADJOURNMENT: Ray Statler moved that we adjourn. Glenn Rice seconded and the President adjourned the meeting at 6:05pm.



Carolyn Teer

Secretary