

COTTONWOOD CREEK PROPERTY OWNER'S, INC.

ANNUAL NOMINATIONS MEETING

JANUARY 2, 2026

PRESENT: President Linda Avila, Treasurer Glenn Rice, Secretary Carolyn Teer and Member-At-Large Ray Statler. A total of 109 members were represented either in person or by proxy.

Call to Order: After the secretary announced that a quorum was present, the president called the meeting to order at 5:45pm. The Pledge of Allegiance to the Flag of The United States was led by Ray Statler.

MINUTES: Carolyn Teer read the minutes from the January 2, 2025, meeting. Glenn Rice moved to accept. Ray Statler seconded and the minutes were approved as read.

PRESIDENT'S COMMENTS: The president explained the process for voting on the nominees for next year's board. On Monday ballots will be mailed to each property owner. Upon receipt, please mark the ballots and return them to the office. Ballots may be returned by mail or dropped into the ballot box in the entry hall to the clubhouse. They should be returned as soon as possible to allow the ballot committee time to count and prepare their report before the Annual Meeting on January 29th.

NOMINATIONS COMMITTEE REPORT: Judy Venkus, committee chair, was unable to attend. In her absence, committee member Linda Avila made the report. Three men have agreed to run for the board: Jeff Everitt, Jim Livingston, and Dick Smith.

Mr. Everitt was not present. Jim Livingston and Dick Smith each spoke to the members about their qualifications, and their visions of how the board should function for the benefit of Cottonwood.

NOMINATIONS FROM THE FLOOR: Rick Cavazos was nominated and accepted.

EMERGENCY ADDENDUM TO ADGENDA: Motion to add the item was made by Ray Statler, seconded by Glenn Rice and approved .

On Tuesday, December 30th at 3:30pm, Mr. Luna of DEFT Roofing came to the office wanting payment for services we had no knowledge of. He presented an invoice for \$26,918.00 minus a payment of \$3,800.00 with a balance due of \$23,118.00. Mr. Luna said there was no contract. Linda called Glenn Rice into the meeting, and he was unable to recall anything relating to this matter. Mr. Luna kept pushing for payment, saying he had already ordered custom-made materials for the job. President Avila refused to be stampeded into a hasty decision and told him she would talk to him after the holiday.

After Mr. Luna left, Linda and Glenn conducted an exhaustive search of our files and found nothing except an undocumented check for \$3,800.00 written to this company a few months ago. Ray Statler had cosigned the check with Dave Fahland. Ray said he thought the payment was for work to prevent further damage until we could get a more permanent job done later.

This invoice is accompanied by no proposal of work and no signed contract. For a job of that size, we must have bids from more than one contractor.

After explaining the matter of the invoice presented by Mr. Luna of DEFT Roofing, President Avila asked for guidance from the members. Ray Statler made a motion which was seconded by Glenn Rice that we do nothing. After several members made comments, the motion was made from the floor that the matter be turned over to our association attorney.

Member Brian Hunsaker suggested that the board draft a simple refusal letter rather than having the association attorney write a formal letter, thereby saving the association money. If Mr. Luna responds further, then the association can have its attorney handle the matter.

ADJOURNMENT: Mike Saban made the motion to adjourn. It was seconded by Jane Craig and Jill Holzberger. All approved and the meeting adjourned at 6:45pm.

POST MEETING: While board members were still seated at the table, CCPOI Members Jack Holzburger and Brian Hunsaker approached the board. Holzburger suggested that Hunsaker, an attorney, be allowed to write a proper response letter. Hunsaker agreed to write the Luna response letter and not charge the association.



Carolyn Teer

