

Cold Water Creek HOA Meeting Minutes

July 9, 2025 @7pm

In Attendance:

- Scott Child, President
- Dan Finnigan, Secretary
- Michelle Winward, Pool Rep
- Nena Saunders, Landscaping Rep
- Brenda Wagstaff, Welch Randall

Opening - Meeting was called to order at 7PM by Scott Child, HOA President.

Motion - Board approved June 2025 meeting minutes.

Items Discussed

- Welch Randall (WR) introductions; WR needs to continue reviewing CC&R supplements/amendments, but at first glance has no issues with the validity of the vote conducted in June to increase dues. WR will send out official notice of results of the vote and the dues increase (effective Sept 1).
- Corporate Transparency Act - No new developments at this time.
- CC&Rs - roughly \$10k for complete rewrite; would be good to incorporate recent laws, clean up conflicting layers of supplements/amendments.
- Discussed fines, fee schedule, how violations are assessed and homeowners are notified.
- Association meeting for September: Tues Sept 16 @630pm.

Landscaping / Projects

- Parking lot resurfacing estimate from Anderson Asphalt: \$9210
 - Brenda to get quote from Asphalt Experts

Pool

- Concern about multiple families from outside the neighborhood using the pool on regular basis.
- Proposal: Someone from the household where the FOB lives needs to be present at the pool.
 - Board agrees not to change pool access policy until 2025 pool season is over.
- Tabling adding 4th camera until Spring
- Michelle to work on pool access rules signage
- Outlet outside the pool not functioning; Michelle to investigate
- Newsletter for 3rd week of August
- Pool closure - Saturday after Labor Day (Sept 6).

Adjournment - Meeting concluded at 8:20pm after the discussion of all agenda items.

Next HOA Board meeting tentatively scheduled for Wednesday, August 6th @7pm.