

Cold Water Creek HOA Meeting Minutes

August 6, 2025 @7pm

In Attendance:

- Scott Child, President
- Dan Finnigan, Secretary
- Simon Brewer, Financial Rep
- Michelle Winward, Pool Rep
- Brenda Wagstaff, Welch Randall

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

Motion - Board approved July 2025 meeting minutes.

Items Discussed

- Brenda to send out mass email to homeowners with details on how to avoid fees when paying dues.
- Parking lot - Quote from Asphalt Experts is ~\$7600 for parking lot resurfacing; Board to review quote.
- Streetlamps - get them all repaired? Will pursue repairs up to \$8k, prioritize lamp that fell down, need all to be at least functional going into fall. Brenda to begin putting together work order.
 - Do we need to change the amount we give to homeowners for the streetlamp credit? Board agrees to increase the streetlamp credit from \$8 to \$12; will work with Brenda on when this will kick in.
- Updating CC&Rs - Plan to notify homeowners in September of plan to update CC&Rs, which we will formally kick off in January 2026.
 - Per Brenda, CC&Rs rewrite package costs \$6.5k-\$7k.
- Open position on the board, included in newsletter.

Landscaping / Projects

- Overall, properties look good - some lawns with brown spots due to a month of no rain - did not cite those.
- Revamp cleaned up Gentile after the 3rd request to do so.
- We got another landscaping quote much more expensive than what we are paying now.
- Karson Cole lamp - decided whoever the installer is will get parts needed to complete installation.
- For newsletter: Thank you homeowners for such great care of your properties. Overall, our neighborhood looks very good. Don't forget to check your shrubs and trees for growth that is encroaching over the sidewalk and to make sure growth hasn't obstructed the lamp posts. Our current landscaper has required some "encouragement" to keep up with maintenance requirements and we are aware of numerous brown spots in the common areas. Rain and watering improvements should help. We are monitoring current landscaper's performance.

Finances

- Brenda to follow up if HOA Living collected \$6500 payment from the school.
- Simon to provide annual budget for September HOA meeting.
- Board agrees to waive late fees on dues until October payment while we transition to new payment system under WR.

Pool

- Vandalism issue - Michelle has called and left messages, will follow-up Monday, 8/11/2025.
- Internet access - Will stay with Community Controls, will be cheaper each month even if up front cost is more for new modem.
- Bathroom fans to be replaced by commercial grade fans - repair bill incoming.
- Pool attendance rule discussion
 - Issue 1 - Multiple reports of large groups at the pool without any residents present.

- Issue 2 - Kids at the pool who are under 14yo without supervision.
 - Issue 3 - Pool gate can be popped open without fob.
 - Need to consider changing access rules and fee schedule around violations when we update CC&Rs.
- Brenda to put together pool waiver form for homeowners to sign to release HOA of liability; homeowners will not get their fobs activated in the spring until waiver is signed.

Adjournment - Meeting concluded at 8:00pm after the discussion of all agenda items.