

Cold Water Creek HOA Meeting Minutes

September 15, 2025 @7pm

In Attendance:

- Scott Child, President
- Dan Finnigan, Secretary
- Simon Brewer, Financial Rep
- 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.

Items Discussed

- WR to put together agenda for homeowner HOA meeting tomorrow (16SEP25).
- Discussed WR transition items, multiple homeowners having issues setting up payment.
 - Plan is to have WR contact homeowners with outstanding dues to ensure they are aware of management company transition and how to pay dues.
- Plan to update CC&Rs in 2026 (incorporate amendments, clean-up conflicting/outdated info, fee schedule clarity, etc.)
- Assuming they agree and they are voted in, want to add both Gabe and Carson to board.

Landscaping / Projects

- Discussed lamp posts, plan is to replace 1 or 2 each year to ensure they are all functioning.

Finances

- Simon to provide 2026 budget and summary; by this time next year will have about \$25k added to reserves.

Pool

- Plan is to postpone purchase of two \$1500 commercial fans for bathrooms until the Spring to allow more time for the reserves to build up..

Adjournment - Meeting concluded at 8:15pm after the discussion of all agenda items.