

# Cold Water Creek HOA Meeting Minutes

January 13, 2026 @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
- Karson Cole
- Gabe Aguirre

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

Motion to approve November HOA Meeting minutes - *Passed*.

## Items Discussed

- Reviewed homeowners carrying over delinquencies from last year.
- Want to plan another community yard work day, maybe align with pool opening in late May.
- WR reports they have not received check from Allstream as they promised in December.
- Regarding CC&R update: WR recommendation is to send out current CC&Rs, use survey email to solicit feedback from homeowners on what they want to change.
  - Desired changes: add Index at start; HOA/Homeowner responsibility chart; remove developer-specific verbiage; flatten amendment confusion.
  - Dan to send out email to board with draft of CC&R proposal for homeowners.
  - Package deals in ballpark of \$7500 to do CC&R rewrite.

## Landscaping / Projects

- Down to 1 non-functioning light (202 Cold Creek) due to bad wire that runs under driveway. Possible to power light from 220 next door? WR to look into options.
- Michelle to be out of town multiple weeks over the summer, need to coordinate with Board members in town regarding waiver forms.
  - WR to support enabling/disabling access to fobs while Michelle is out of town.
- Still need to find pool closers for 2026 season.
- Upcoming pool repairs: install camera, fix exhaust fans, remove phone.
- Reviewed Pool Waiver form
  - Underage unsupervised swimmers automatically results in pool privileges suspended.
  - Homeowners with outstanding fines 14+ days old will have pool access revoked.
  - Proposed offense fee schedule:
    - 1st offense: \$50 fine and pool privileges revoked for 2 weeks.
    - 2nd offense: \$150 fine and pool privileges revoked for remainder of the season.
  - "A member of the household (at least 15yo) must be present at the pool with the homeowner's fob at all times."

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

Next Meeting: Tuesday, February 10 @7pm.