

# Cold Water Creek HOA Meeting Minutes

May 11, 2026 @7pm

## In Attendance:

- Scott Child, President
- Dan Finnigan, Secretary
- Simon Brewer, Financial Rep
- Michelle Winward, Pool Rep
- Nena Saunders, Landscaping Rep
- ~~Karson Cole~~
- ~~Gabe Aguirre~~

Opening - Meeting was called to order at 705pm by Scott Child, HOA President.

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

## Items Discussed

- WR Financial Overview
  - Reserves are at \$56k, earning 0.75%; Operating account - \$23k
  - Delinquency - 7 units have fees ranging from \$75 to \$190 each
- Pool waiver form - 9 households haven't turned in forms
- CC&Rs update status
  - Received feedback and rough estimates from Smith & Knowles Attorneys (~\$5k).
  - Board will do prep for Fall Homeowners meeting in September, will work on some drafts/outlines; can tell homeowners at the Potluck we're looking for interest in providing input/suggestions.
  - WR recommends codifying ability for Board to add rules, rather than having to go through an amendment each time.
- Discussed Thursday potluck prep
- Concerns about J&J employees parking on Swift Creek; Scott to discuss with manager
- Plan to skip June and July HOA meetings; will meet in August to prep for homeowners meeting

## Landscaping / Projects

- Pool leak status update - Leak has been isolated, landscaper will replace and reroute sprinkler line
- Landscapers to cover long grass on last section on Gentile
- April 25th spring cleanup - had 25 people on the day of, 3 families helped out prior
- Nena conducted first landscaping review of the season: 31 shoutouts, 4 warnings
  - For future fines need to take photos of offenses
- Raised sidewalk concerns - no action at the moment

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

Next Meeting: Tuesday, August 11 @7pm.