

**CATTAIL CREEK III HOA  
ANNUAL MEETING MINUTES  
FEBRUARY 11, 2013**

The Annual Homeowners Meeting for Cattail Creek III Homeowners Association was held on Monday, February 11, 2013. Board members in attendance for the meeting were Bonnie Novacek, Rod Williams, and Dave Hilpipre. Kathy Brookhouser, the representative from the Management Company was also in attendance.

**CALL TO ORDER:** The meeting was officially called to order at 6:13 pm.

**WELCOME:** Bonnie Novacek from the Board introduced all board members and Kathy Brookhouser from PJ Morgan Real Estate. Bonnie thanked everyone for coming out.

**YEAR IN REVIEW:** Bonnie reviewed the year 2012 and the accomplishments that were done over the past year. This included hiring C and M's A Cut Above to replace Best Lawns for the snow and lawn services at Cattail Creek III. It was also discussed about the trees that were along 192<sup>nd</sup> Street that were removed. Also Celebrity Homes signed completely off of the Association that would allow the BOD to be able to place a special assessment on properties if deemed necessary.

**FINANCIALS:** The year 2012 was discussed in regards to expenses and the financial stability of the association. The association was under budget for the year due to the fact that snow removal was significantly less than projected.

**ELECTION OF NEW BOARD MEMBER:** The Board of Directors opened the floor for any nominations for the open position on the board, as Rod Williams' term is expired. Jennifer Bstandig and Bev Corder both volunteered to be on the board. A ballot was presented to each homeowner and the result was that Jennifer Bstandig would be the new board member.

**ARCHITECTURAL REQUESTS:** Reminder that all homeowners need to fill out an ACR form when doing any improvements on the outside of their homes.

**NEW BUSINESS:** There was a lot of discussion in regards to the new lawn and snow contractor C and M's A Cut Above. There were a lot of concern in regards to the snow removal, and many homeowners that were not satisfied. The Board explained to the homeowners that the BOD did have a meeting with C and M to go over the importance of the snow removal and how it is expected to be completed. The BOD did form a Lawn and Snow Committee which consists of Diane Winters, Gary Goetsche and Mike Aparo. They will meet in regards to the concerns of the lawn care and determine if another vendor needs to be considered.

There were also discussion for the garage sale and picnic that the HOA is involved in. A committee for both the garage sale and picnic were formed. Linda Williams will head up the garage sale committee. Garage sale is slated to be May 16, 17, 18 of 2013. The picnic committee will consist of Bette Collins and Barb Kusleika and they will send out information in regards to the date, time etc.

**HOA DOOR PRIZE:** Sandra Deluna at 19115 K Street was the winner for the drawing at the meeting.

**ADJOURNMENT:**

The Meeting was adjourned at 7:30 p.m.