



COCC Meeting Minutes—

January 8 2026

Board Attendees: Sandy Ericksen, John Carr, Aaron Brisendine, Johanna Wolf, Jessi Cox Garza, Sara Madden

Residents Attending: Lori Bulla, and one other

Location: Advent Lutheran Church & Virtually via MS Teams

Committee Reports:

1. Financial:
 - a. Budget for 2025 had a net loss of \$2,282
 - b. Smaller loss than anticipated due to better than expected dues collections and costs offset by volunteer efforts.
 - c. Continuing to defer some maintenance due to budget
 - d. 2026 HOA dues beginning to come in regularly
2. Landscape:
 - a. Pool Gazebo, continuing to further deteriorate where base is sitting on the ground, rotting. Would like to address in 2026 (Project TBD)
 - b. Playground Kiddie MULCH – Terrible Shape Need to put down weed barrier & new kiddie mulch Agreed NOT replacing and re-review in 1 year (spring '26) LOWEST BID - \$12k (4 received) – Need to re-source for better cost estimates or leverage community labor
 - c. Tidwell signage needs to be replaced
 - d. Significant curb erosion on 3 cul de sacs: Oak Trail Lane (SOUTH Cole Creek), Oakhaven Lane (NORTH POOL), Oakhaven Lane (SOUTH Cole Creek)
 - e. Recommended volunteer project for Spring: Beautify 1 cul de sac
 - f. Continuing to evaluate landscape contract—Current contract ends April 2026
3. Pool:
 - a. Filters sand change still pending
 - b. Ray is hauling away leaves
 - c. Pool form has been updated
 - d. Question posed—What should we do with COV pool membership costs (currently \$200)
 - e. Can credit card be added as a payment option for pool card?
4. Deed Restrictions:
 - a. Third round notices are given a 90 day period to address—Feb 19th
 - b. Next deed restriction walk will be conducted in early February
 - c. One deed restriction violation hearing was attended by the Board
 - d. Air BnB concern: Lori notes landscaping from the Air BnB has stacked bags of leaves in front of the pool, need to be removed.
5. Social:
 - a. 12/20 Holiday party recap
 - b. 25 neighbors in attendance
 - c. Wrapping paper and gift basket were given as door prizes



- d. Santa pictures, crafts, snacks, hot cocoa and wassail were enjoyed
6. Security:
 - a. Need no parking signs for pool
 - b. Homeland provides daily security update
 - c. Reminder that residents can let Homeland know when they will be out of town for extra surveillance of their address
 - d. Residents are encouraged to work with their neighbors to create a text thread to share security concerns and build connection
 - e. Petty thief caught thanks to neighbor diligence and communication with police! (Spider man back pack package thief).

Elections:

Board Officers:

- President: Sandy Erickson
- Vice President: John Carr
- Treasurer: Justin Schrader
- Secretary: Sara Madden

COCC Committee Chair Positions

- Deed Restrictions: Aaron Brisendine
- Security: John Carr
- Pool: Ray nominated, but not in attendance to accept nomination.
- Long Range Planning: Sara Madden
- Landscape: Sandy Erickson
- Social: Jessi Cox Garza