

## COCC Meeting Minutes—

February 12, 2026

Start: 7:34

**Board Attendees:** Sandy Ericksen, Aaron Brisendine, Jesi Cox Garza (via Teams) Johanna Wolf, Sara Madden, Justin Schrader

**Residents Attending:** Lori Bulla, Ray Cowart

**Location:** Advent Lutheran Church & Virtually via MS Teams

### Committee Reports:

#### 1. Pool:

- Pool has a lot of leaves, on schedule with maintenance. Two new toilets coming this year. Filter—no cost, already have them
- Work on the back fence per city request—low costs, posts are in good shape, should last another 5 years. Fixing it while maintaining the security.
- Budget should stay the same as previous years. Chemicals for this year will be the same as last year—unless excessive heat, then will need more
- Pavillion still up, concerns about how long it will last
- Proposal—When it gets dark, pool should close. Don't have a lot of lights in the surrounding area (Although enough lights in the pool to be safe)
- Ray plans to cut the playground gazebos that have deteriorated with no cost to the neighborhood.
- COV Pool membership question: Last year: \$200 per card, approx. 15 residents had cards. Increasing to \$250 to cover costs of chemicals increasing.
- Proposal to have a board posted (similar to board on shower) with the rules for pavilion rental.
- Long Range Plan: List of improvements, signage
- Proposal: Wristbands for party guests
- Reminder about pool capacity—will see how this year goes and determine how to handle if it becomes a problem.
- Proposal: Private pool party with lifeguard for higher number or higher price—delay and see how this year goes.
- How to streamline cards so that they can be renewed at one time and one location—bulk day before Memorial Day, then afterwards once per week or once every 2 weeks.
- Can cards be pre-activated to expire on same day?

2. Financial:

- Dues collected: \$71,060—estimated about 150 homes paid
- Expenditure: \$5621, mostly security. As more bills come in, expenditures will increase

3. Landscape:

- New contract coming—including pool and playground, so requesting new one.
- Color twice a year and rye grass at the front included in proposal

4. Social:

- Sandy needs to Zelle payment for Christmas
- Easter activity proposed—dispersed egg hunt
- See proposal shared.
- Question about budget—In past, \$400 for April—Pick 4 circles to disperse egg hunt to

General Concerns:

- Need a second person to have the debit card, need to make sure recurring bills are covered. Currently Sandy and Lori have the debit cards. John Carr is nominated to hold Lori's card.
- Lori suggests that Secretary of State needs to be notified when HOA officers change. Recommended that we let neighborhood lawyer handle.
- New proposed flood plain maps put most of our neighborhood in the 100 or 500 year flood plain. If there are hearings about flood maps, share with neighborhood.
- Vote to approve December and January minutes—Approved

Deed Restrictions:

- Bylaw Update has been filed with the state.
- Bylaws/Deed Restrictions only exist as a PDF that we don't own. Needs to be typed.
- Lori thinks Wendy may have started this project, will see if there is a digital solution.
- Neighborhood can file with the city during a certain window to be a “no park on your yard”—only driveways, streets, etc, and then city can enforce. Process and signage. COV has already done this. Aaron will circulate the link via email to be considered.
- Next deed restriction walk will be later February.