

COCC Meeting Minutes—May

May 14, 2026

Start: 7:30

Board Attendees: John Carr, Sandy Ericksen, Sara Madden, Jesi Cox Garza (in person)

Justin Schaefer (via Teams)

Residents Attending: Stephen Shuchart and Jaelen Brock (in person)

Michael Kuhnen (via Teams)

Location: Advent Lutheran Church & Virtually via Teams

Resident Concerns:

- Residents brought up concerns about Tidwell and Deep Creek intersection—John explained changes over the years—10 second delay (longest allowed), signage alerting that there is an intersection coming up. Suggestion of a concave mirror to help with visibility. Sandy has a traffic contact that we can send suggestions to.

Michael Kuhnen willing to volunteer several projects for the neighborhood:

- Toddler swings need to be replaced (approx. \$90 for two swings). Board can order, resident can install.
- Sprayed mulch with broad spectrum herbicide to keep anything from growing in the mulch for the next 6 months.
- Large amount of poison ivy growing along back wood fence. Sprayed today with brush vine killer, will need 2 more applications.
- Playground Gate needed minor repair—it had shifted and was sticking, now moves smoothly.
- Ant piles treated in parking, playground and pool area.
- Mulch for sidewalk entrance and pool—Resident will put out a call on Facebook requesting help to replace missing boxwoods and lay mulch.

Requested that resident gives receipts for supplies purchased to Board to be able to reimburse.

Suggestion to have Facebook post recognizing resident's efforts in order to inspire and promote future neighbor volunteer efforts.

Board approves for Michael to order the swings on Amazon and install and will be reimbursed.

- Concern with upcoming development—Playground and parking lot drain through shallow ditch that goes under wooden fence and follows ditch down to railroad tracks. 6 years ago Michael cleared the ditch with his tractor. But the developers will re-grade this area, we will lose the ditch. We will need to figure out a solution. John requests to meet with Michael to hear potential ideas for drainage. New structures will have retention pond and grading next to driveway.

Financial:

- Treasury Report Shared
- Comparison Year to Date for April:
- April 2026: \$90,886 Expenditure: \$52,400

- April 2025: \$74,776 Expenditure: \$34,774
- May 14, 2026: Bank Balance 2026: \$126,174
- May 14, 2025: Bank Balance 2025: \$136,265
- Legal fees, pool management, water utility bill up from last year. New pool company will end up being less overall although some higher initial costs. Utilities are up as expected, but not as high as predicted due to good electrical deal.
- \$7.30 for two Harris County parking charge—not sure why this is showing up in the Quickbooks.
- Expected to come out \$4,000 ahead than last year.
- On par with collection rate from last year. Monthly late fee increased from \$5 to \$15, this has been successful in encouraging timely payment.

Pool:

- 31 pool memberships, both from neighborhood and COV.
- Cards are being activated and returned by Sara—at this point faster than stated week turn around, but keeping week turn around in place to allow for buffer.
- Gazebos being removed tomorrow. (5/15)
- Question about pool fence (shared with Koens) replacement—seeking quote, quote will arrive tomorrow.
- Bathroom maintenance issues—toilets not working properly, security noticed water running. Joseph Garza will repair and a chaise lounge will be repaired.
- Can we remove Lori Bulla name from packet for pool card application.
- John Carr has 60 pound buckets of chlorine left by former pool company that needs to be addressed—potentially sold and money given to neighborhood?
- Need cage built around the pool gate handle.

Landscaping:

- New landscaping/fence repair company hired—Mola Landscaping. Several neighbors have used the fence repair, rates are very competitive.
- **Suggestion:** Can we promote the landscaping and pool company to neighborhood to potentially get referral discount?
- Sandy seeking quote for new gate sign for pool—went to Apple Sign, waiting for quote. Needs Lori's name removed, bigger sign.

Security:

- No new reports

Social:

- 30 Kids in attendance for Easter, many eggs returned to be reused next year
- Memorial Day event planned—PFG frozen hamburgers quoted
- Food and Pool Games
- Cost: \$5 for 13 and older for event

- Original Owners: Recognized
- John has American Flags that can be used for decoration
- Sandy has flag pennants from last years event that can be reused
- Sandy has photo albums from original Garden Club
- Estimating: 40 residents in attendance