

COCC Meeting Minutes—July 9th, 2026

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Start: 7:30

Board Attendees: John Carr, Sandy Ericksen, Aaron Brisendine, Johanna Wolfe (In person)

Sara Madden, Jesi Cox Garza (on zoom)

Residents Attending: None

Location: Advent Lutheran Church & Virtually via Zoom

Pool:

- 68 Memberships CO (Last year 59)
- 5 Memberships COV (Last year 9)
- 2 Pavilion Rentals (Last year 9)
Replaced the lock battery pack and re-keyed the handle for \$160.00
- Clean occasional corrosion with a copper brush
- Pool continues to be well maintained with new pool cleaning company and bathrooms.
- Sara will follow up with Lori Bulla as to how to monitor who is using the pool by card reader.
- Pool maintenance company CK Pools had a midyear price increase from \$1,077.09 to \$1131.21 monthly. The price increase is accepted by the Board.
- Labor Day free swim proposed and approved.

Landscape:

- Mowed today, tree by pavilion fallen over and propped up. Mulberry is invasive—should we have Mola come clear?—Yes, recommend replace with a pine.
- New fence put by new construction, hopefully will help with runoff.

New Construction:

- Habib Tai of Tidwell Bungalows reached out via Eileen Egan to set up a meeting. Board suggests Johanna, and Sandy attend—suggestion of Michael Kuhnen to attend also for his expertise and interest in the construction.
- What can we get from a relationship with the new development? Money to put in? Cost of memberships? Fence, playground, gate, access to parking? This first meeting will just be to establish a connection but need to think about what is potentially on the table for the ability to share the pool.

- Need to determine what drainage concerns there are and what the construction is doing to address it.

Security:

- Route has changed
- No major issues reported

Sewage Issues:

- City sewer issue is being addressed—resident reported the issue, crew has been out to put meters to measure water height in manholes, journalist took statements.

OSL Construction:

- Work is ongoing at OSL—Don't know yet what traffic pattern will be when school starts. 5:00 am construction crew line (5:50-6:05) when foreman comes to open gate.
- Concerns about traffic issues repeating when school starts back up.

Finances:

- 10 dues payments and 10 partial payments came in totaling \$7,465.00
- Next round of letters (7) went out yesterday, 3 final demands with caluse about 45 days and military exemptions forgotten, so those 3 will be resent.
- 14 outstanding addresses for dues payments
- Estimated 7 houses for sale in the neighborhood

Deed Restrictions

- Letters went out this week
- ACC continuing to get more functional, communicating with residents, gaining traction with getting the process started.

Updates on Proposed Changes to Deed Restrictions:

- Ballot drafted
 - Activity Plan
 - Communication with neighbors
- Need to do Now:
- Provide feedback on wording of letter and ballots
 - Communication support needed
 - Want to enlist the people who have been vocal and impacted about the Air BnB
 - Is FAQ needed? Does letter cover?

- Website is prepped, just needs to be published
- Resident anticipated concerns; only a few people have rental properties, Can't have a lease term shorter than 6 months and limit on cars
- Mail ballots—Gil can support this, Sandy can get stamps, link to amendment on website on ballot.
- Ballots collected at a neighborhood event? Ballot collection at neighborhood night out (10/6)

September—First info session

October—Second info session

October—National night out to collect ballots 10/6

Actions:

Give feedback on letter and ballot and action items assigned