

Cottage Park HOA Annual Meeting

July 8, 2026 • 6:00-7:00 PM

Board members in attendance: David Larsen, Kathryn Maschke, , Tammi Tippen, Karen Higman, Accountant- Rich

Time/Person	Description-Discussions	Feedback/Questions
6:00- Dave	The meeting was called to order. Introductions of all members present and the units in attendance. Units in attendance: 557, 517, 752, 491, 717, 603, 601, 641, 721, 549, 719, 613	
6:05- Karen	Completed projects up to this date. • Roofs • 16 left to complete • 21 completed • Snow Removal (once) • Lawn- new company (Signature Landscape) • Gutters (Woodson 705-709) • Recently requested some weeding to be completed- behind the units in the 400/500's • It is the beds behind the units- involuntary trees and vines. • Tree trimming/storm damages (limbs) • KC Tree Works- has helped us with the limbs and trims- they are cheaper. • Department of transportation (the state) is responsible for up to the walking path. Dave has contacted them before about mowing and maintaining the area. • Dave- the walking path was put in by the City of Gardner. They should be maintaining this pathway. • IF you have issues with the trash or limbs, etc. Please email (with pictures) the HOA. • Sprinklers- 11 units have them in the back. • Not active at the moment, but we have kept the water on in case we need to use them. • Two years ago- the HOA voted to not turn them on to save money. There were also issues with flooding the basements of some units, when the sprinklers were active.	-Who is supposed to do the walking path behind the units? There has been some trash (bed, etc.) and trees hanging over.
Rich	• Currently, we have 21 units that are prepaid the whole year. This almost covered one roof replacement.	

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6:20- Dave	PNL statement: - \$95 special assessment for HVAC- no show for appointment. - Landscaping and pest control- \$33,058.73 - Professional fees- \$3,035.00- this is to pay Rich for his services. We have chosen to use a 3rd party for managing our funds. Dave, Josh, and Rich have monthly meetings to go over the finances. - Roofs: \$89,450.87 is what we have paid currently. - At this moment, we are negative \$50.58. The HOA is covering termites. It is the little green boxes around the units (bait traps). IF you find any evidence in your unit please report it to the HOA. We have found it best to be proactive and treat all the units as an HOA. - The HOA has not been lucky enough to have a reserve fund for emergencies. Roofs are very expensive and years ago we had walls fall down. - Pillars have fallen down and are not structural. - HOA has also replaced the back stairs on the units, but the majority of our HOA dues goes to roof replacements.	<i>-What kind of pest control do we have?</i> <i>-Does the HOA have an Emergency Fund? Like \$10k?</i> <i>-Are the Pillars structural?</i>
6:31-Dave	We can look into this, for sure. Insurance is VERY expensive and unsure if we ever can afford it. - Next major replacements need to be driveways. Then painting of the outside of the units, including the stucco cracks. - We have had repairs done to the roofs that have not been replaced. - Will have Cottonwood come check out.	<i>Is there any possible way to get insurance on the roofs once they have all been replaced?</i> <i>-Since we had the windstorm a few weeks ago, has the roofing company been around to check? We had some roofing on the ground at 603. Cannot fly my drone to look due to the airport.</i>

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	Open for all question: -Rich- currently we have about 10% of the units that are not paying. The HOA has taken these measures to collect: • Liens on the properties. • If units refinance we can collect. • If and when units sell we collect the leans. • Mid-year statements to try to collect • Conversations with the landlords • 12% interest is charged on anyone over 90 days late. -This is very expensive and does not always end in getting the funds. -We cannot get funds from landlords. -The HOA uses Bank of America. -Yes, we can look into this in the Fall. -Recommend Gutter Guys for the window cleaning (Seals) by Karen -We have had issues, but not sure what the HOA can really do. A member is going to reach out and see if there is anything that can be done.	<i>-How many units are not paying or are behind on paying?</i> <i>-Can we not get a lawyer involved to try to collect?</i> <i>-Can we not collect from the landlords who are renting it out for profit?</i> <i>-Who is our HOA bank?</i> <i>-Can we get some trees planted in the front of the units that do not have them?</i> <i>-Can we get some exterior cleaning on the units that have what looks like mold?</i> <i>-Parking in front of the mailboxes?</i>
Follow up:	-Early January or February is when we try to hold this meeting. We will do our very best to move it to a weekday night so that all members can attend, since this has been a request. -Unit 613- Heidi has been emailing with HOA about paying in full. She believes that she overpaid.	<i>Can our next Annual HOA meeting be held on a weekend day with more than three weeks' notice?</i>
7:00- Dave	Meeting Adjourned	