

Cottonwood Park West Homeowners' Association Annual Meeting  
Central Park – 20 July 2008  
Approximately 40 people in attendance, representing 27 households

Following a review of the three issues voted for last meeting, the minutes of the 2007 Annual Meeting were unanimously approved

Dean followed the agenda carefully and questions that arose were answered well by him, Sharon, and others on the Board:

- **Financial Review:** We are seeing improvement and making important changes. Most notably, the budget now includes a Reserve Fund – to which is added one tenth of one percent of new house sales - for capital improvements. The P&L for the year was reviewed, along with the new budget. Questions about the budget were asked and answered including what constitutes snow removal (perimeter and park sidewalks, Totara and Miro street clearing as needed according to depth of snow); what are misc. repairs (tree care, park clean-up of leaves and branches etc); what legal fees do we have (general advice) and what constitutes landscaping (repair of area where overgrown bushes were removed at entrance to Central Park).
- **Mailing:** In August to all homeowners will include and update from Dean, 2008 Annual Meeting minutes, revised Rules and Regulations, Enforcement Policy, and 2008 – 2009 Budget.
- **Review of last 12 months:**
  1. Sprinkler System and Pump House: so far doing well though question arose: west end seems to be on all the time – Dean explained that we do share the system with two other neighborhoods and timing is at a premium – however, if residents see a problem, please advise Sharon and it will be addressed;
  2. In order to put off extreme maintenance, we are looking to crack seal Totara and Miro, using budgeted and reserve funds (we own these roadways which are not county maintained as are the other roads in the neighborhood);
  3. Though costs are increasing, we are trying to change from petroleum based chemicals to organic maintenance of our common grass areas;
  4. Social functions and neighborhood events have been successful and great fun – please look in Sharon's photo album for memories;
  5. Our finances have improved due to Sharon's diligence in dues reminders, and our responsible dues paying neighbors, however, we must remain solvent and capable of paying our bills and be ready for surprise problems – we are on track to go from red to black!;
  6. Our website is full of great information: cpwhoa.org – it has both a public view and a residents only area – check it out;
  7. Volunteers keep us on track – many thanks to the numerous volunteers including (with apologies to anyone we missed):
    - Garden group – Leslie D., Tucker, Kathleen, Molly, Jeff, Sharon, Cathy K.
    - The Connections gang – Carol, Marva, Leslie D., Laurie E.
    - The basketball hoop welder – Jim H.
    - The weeders – Taz, Leslie D., Tucker
    - The shed/bulletin board painters – Jeff, Sharon, Jim F., Dean, Kathy R., Brigid
- **Areas to Improve Upon:** More volunteer help from all residents, even better attendance at neighborhood functions and the Annual Meeting, more email addresses to Sharon, and continuously improving our financial status.

- **Future projects and plans:**

- ❑ Replacing the fence on the west side of the Niwot Road entrance (we own this, just as we own Totara and Miro roads – odd but real),
- ❑ Mailbox structure up-keep,
- ❑ Manila Park gazebo roof,
- ❑ Sidewalk repair of root damage in Central Park,
- ❑ Pump/pumphouse security, tree care and replacement,
- ❑ Central Park playground and basketball court maintenance and repair – our parks and open space areas are wonderful assets that need attention and care – our priorities are safety and upkeep to ward off greater problems

- **Misc. Discussions:**

- ❑ Aside from Totara and Miro, all other streets in the neighborhood are county maintained and the county is faltering in its responsibility! Dean made inquiries to them for help and had no good luck – so, in order to not self assess our problems and get our taxes worth, we need to be a squeaky wheel and annoy the county into fixing our pot holes and sealing our streets against further damage – please call the county!!
- ❑ The color palette for painting the shed, the bulletin board, and other common neighborhood signs, and structures is applauded by all at the meeting!
- ❑ In addition, hoorays and kudos go to our great Manager and wonderful Board, all working for the best in our neighborhood!
- ❑ The Board needs a replacement for retiring board member, Lea Roberts – Taznim Chaudry is nominated and elected – Thank you Taz!
- ❑ Open question time centered on one item, self-assessment of the neighborhood and how it is accomplished including percentages needed for passage and completion .
- ❑ Meeting Adjourned – Happy Birthday Ruth! – Let’s eat cake!!

Jane