

Cottonwood Park West HOA

ANNUAL MEETING MINUTES 7/17/2010

BOARD MEMBERS IN ATTENDANCE: Jeff Lally, Sharon Greene, Steve Omerod, Dean Carpenter, Randy Blondeau, Paul Gibb, Trent Merrifield, Mat Taylor

- Dean gave an overview of the year's finances and reviewed the new year's budget.
- Dean reviewed the Board's activities and accomplishments for the past year: playground, wellhouse and pump, new roofing, tree care, new trash cans, street sealing and general improved maintenance to the grounds.
- Thanks were given to Chester for the website, Jim, Jeff and Mat for helping with the wellhouse, and Denise for the repainting the sign.
- Thank you's were given to the outgoing board members Steve Omerod, Paul Gibb and Margaret Hess.
- The Land Use Agreement was discussed and presented to the community. County lines and easements will be researched. One resident expressed great concern about making sure CPW doesn't lose any rights to the land.
- Dean shared a bit about the tree carving area and discussed options for development
- Residents were reminded about the paving of Miro and Totara
- The homeowners were given an update on the mail box plan of action – the general sentiment was overwhelmingly positive. Chester offered to help with a layout.
- The trash container issue was discussed; most in attendance would like to see some flexibility on the rule.
- Dean briefly reviewed Boulder County's stand on subdivision road maintenance.
- The group discussed whether it would be beneficial to start an official neighborhood watch program. It was suggested (and agreed) that unofficial watches are more effective than those through the Sheriff dept. Everyone is encouraged to keep an eye out for one another; always!
- A resident expressed concern about our reserve situation and encourages the HOA to raise dues via a neighborhood vote.
- New Board Members were elected – the rest of the Board would like to welcome and thank Denise Chamberlain, Justin Zarecki and Doreen Gross to our intimate group

The meeting lasted approximately 1 ½ hrs and was attended by 33 homeowners representing 25 houses, including most of the board – great turn-out!!