

## **Cottonwood Park West HOA**

2011 – ANNUAL MEETING MINUTES 07/16/2011

IN ATTENDANCE: Randy Blondeau, Jeff Lally, Sharon Greene, Dean Carpenter, Justin Zarecki, Trent Merrifield, Denise Chamberlain, Mat Taylor, Taz Chaudry (Out: Doreen Gross)

HOMEOWNER ATTENDANCE: 45 homeowners attended the annual meeting representing 28 homes, which is about 20% attendance.

- 2010 Annual Meeting Minutes approved. Marva moved to approve, Steve O. seconded.

PAST YEAR'S FINANCIAL REVIEW: Dean led review of Profit Loss, Balance Sheet and Budget  
NEW BUDGET PRESENTATION: Dean led review of new year Budget

REVIEW OF PAST 12 MONTHS – Topics of Conversation:

- Wellhouse and pump: Jeff provided update. Last year a better structure was built. Jim Hone helped. There are 2 pumps now. The Electricity bill went down. There is now an indicator light for failure notification; this year it is time to replace the old pump. Jeff answered questions.
- Miro and Totara resealing: Jeff provided update. Last year maintenance included crack reseal and maintenance. We'll need to repeat this procedure every 4-5 years to protect the pavement.
- Boulder County Road Maintenance: Dean provided update which covered regulations about school route plowing, snow plowing, chip repair and sidewalks. Discussions are still taking place between subdivisions and Boulder County about repaving. If you see a sidewalk problem call to get a repair before end of year. If we complain enough they "may" come and fix a section of road.
- Mailbox project: Mat and Jeff provided update regarding mailboxes. The postoffice will assign boxes. People need to request from the postoffice if they need a lower box. There will be a \$50.00 rekeying fee for lost keys. Homeowners discussed the idea of crosswalk stripes and being cautious and careful when driving by mailboxes. HOA will include information in the newsletter about parking on the appropriate side of the road and not reading your mail in your car in front of the boxes. The new mailboxes will be locked which will add security and retrieval of mail at a much more leisurely pace.
- CPW's increased presence/participation in Niwot: Denise presented update. Niwot is unincorporated. Dean is on the committee for the sculpture park; Jeff is on the Transportation Work Group. CPW is getting involved with the Niwot Community Association. There is a revitalization committee that is working on the mural on the Excel Electric building. Denise is heading this up; flowers to the people are being sold for \$25.00 to help fund the project – people can buy a flower and paint on the mural. Briane is painting a mural at the underpass. The 2<sup>nd</sup> Avenue Jazz festival is coming up.
- Tree Sculpture Park: Dean provided an update. There are several issues such as funding, land use, neighborhood issues (which would require 2/3 approval). There are options of leasing the land, getting an easement or deeding (selling) the land. No decision has been made. Dean is investigating options with a lawyer.
- NCA Membership: Taz provided an update about membership and involvement.
- Trash Containers: Trent provided an update. Community agreed to have trash containers out by 8pm the night before and picked up by 8pm the day of trash pickup. No movement to start any enforcement action – the request is for homeowners to do their best.
- Weed Spraying: open discussion led by Justin. In past years there have been 2 spray applications per year; for the past 2 years spraying was pared down to 1 application. The community is looking toward extra aeration and seeding in an effort to cut back on the need to spray and to keep the grass healthy. The community agreed the appearance and condition of the lawn has improved from prior years. The topic of diluting the chemicals was discussed; HOA will investigate but initial concern is that this will not be possible due to FDA regulations. Several community members had ideas about "options" and were invited to collect research on viable options for the board to consider. The CPW board expressed their desire and interest to review all options that meet the community needs and will review alternative proposals that include data points that can be evaluated against the current options (e.g. cost, effectiveness, examples of places where these options are in use today, etc.). The CPW HOA board is open to options and alternatives and requested that the community and homeowners get actively involved to help find solutions.

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UPCOMING PROJECTS:

- Fences: discussion led by Randy. Niwot Rd Fence project will be a high priority for 2012. The HOA is looking into economies of scale to help get discounts on materials.
- 79<sup>th</sup> street sign – Denise will be making a new sign to replace the broken one.

Q&A, “Around the room”: There was some discussion about the lawn care – more watering and the possibility of mowing “high” or cutting “long”.

FINAL COMMENTS

BOARD NOMINATIONS AND ELECTIONS:

- Mat Taylor will be leaving soon; his position will be vacant. Volunteers requested. Board will appoint a 1 year replacement.
- One term completed and open; Motion made to re-elect Taz Chaudry to the board. Motion seconded with no opposition.

ADJOURN @ 12:30p