

CPWHOA Annual Meeting Minutes
Saturday, July 20, 2013
Central Park

Meeting Start time: 10:51am

BOARD MEMBER ATTENDANCE: Randy Blondeau, Jeff Lally, Dean Carpenter, Justin Zarecki, Denise Chamberlain, Taz Chaudry. OUT: Trent Merrifield, Chester Shans. Manager Sharon Greene was also present.

HOMEOWNER ATTENDANCE: 48 people attended representing 33 homes, or 24%. (Attendance for 2012 was 18%, and 2011 was 20%.)

INTRODUCTIONS AND THANK YOUs:

- Introductions of CPW HOA Board members and manager and their many hours of volunteerism was noted.
- Many projects were completed thanks to the volunteer Handy Helper Group, including: Jeff, Sharon, Chester, Deb, Isaiah, Tim, Justin, Art, Leslie, Tucker, Akane, and Trish. *Call to the community: step forward and help if you have a talent to share.*
- Thank You to all the neighbors for coming out and being part of the annual meeting, for being part of the neighborhood and providing valuable feedback which is very much appreciated by the Board, who is tasked with representing the CPW community and the views of the community.

APPROVE MINUTES FROM 2012 ANNUAL MEETING

- Minutes were reviewed. No questions raised. Sue motioned to approve, Tony seconded. Vote results: minutes approved.

Prior to starting the meeting business, President Randy Blondeau reminded everyone to be respectful in their communication to one another during the meeting.

BOULDER COUNTY SUBDIVISION ROAD MAINTENANCE PRESENTATION (PID/LID)

- Mike Thomas, Engineer from Boulder County Transportation Dept. reviewed the situation: how did we get here, what mistakes were made that led to getting here, what options are available and most logical for fixing the problem, today and in the future. CPW roads are in poor condition. As an institution, year ago, Boulder County made poor decisions regarding subdivision roads in unincorporated Boulder County. The commissioners in place now are new, and not responsible for the past decisions. They are, however, left in the position to deal with a very bad issue and they want to address it. Maintenance, which includes filling potholes and fixing sidewalks, will continue to be done regardless of the ballot outcome. What's at issue is rehabilitation and/or reconstruction. Funds for rehabilitation are not available through the county road maintenance budget and funds within the overall County budget cannot be re-directed. Mike discussed the various types of rehabilitation (chip sealing, overlay, etc.) as well as general life expectancy of rehabilitated roads.
- Public Improvement District (PID): On the November ballot will be an initiative to raise funds through a PID, which would be determined by the assessed value of each property. The tax is generally tax deductible and the money collected can only be used for this purpose. That is set in stone. The tax rate cannot be raised without another vote, but the actual amount assessed can change based on changes in home values. The PID would be on-going and would provide funds basically forever.
- If the PID doesn't pass, Boulder County can, by statutory authority, impose a LID. A LID is an assessment, not a tax. An assessment is a flat amount and is NOT tax deductible. The LID money would go just toward road improvements but only goes for 15 years. After that 15 years, another plan would need to be devised for continued rehabilitation. The thought is that the roads will be good for 7 years, then maintained by the county using existing maintenance funds, so the roads will never get to the bad condition they are in now. That's the idea with the LID.
- PID Q&A. Lots and lots of discussion and very candid answers and comments by Mike. See additional notes for specific discussions. There is a link at the Boulder County website to calculate approximate costs for each property, PID vs. LID.

FINANCIAL/BUDGET PRESENTATION

2012/2013 - We spent more than we took in, by design. Several costly projects were completed and monies were used from reserve fund. A chart noting those projects and their costs was on display. General discussion about standard operating expenses, P&L and Balance Sheet.

2013/2014 budget – Income is basically from dues (based on 3% increase), reserve contribution fees when homes sell (1/10th of 1% of the sale price) and transfer fees (\$150). Expenses are standard and based on prior year. Maintenance (grounds) is the bulk of our expenses and vendors are reviewed each year.

LANDSCAPE PRESENTATION

- Overview from Jeff of maintenance needs and projects pending including basketball court, volleyball court, sidewalks, trees, and more. A chart noting all the projects were on display.
- New Landscape Plan: Water continues to be a concern for the future. We share with two other HOAs, the water comes from a cistern (ground water) and by the end of summer, water tends to run low. We are in discussion with Cocal about a new landscape plan that would minimize water needs. Things like reducing turf areas, changing to high altitude grasses and natural vegetation and put the water where there will be the most benefit. This includes the use of mulch beds, native grasses on drips. This would be a long term, multi phase plan but it's time to stop spending money on areas that will never look good as turf. Cocal understands the need for saving money whenever possible and will recommend areas where CPW volunteers could participate.

PROGRESS REPORTS, PROJECTS, PENDING, PLANS

- Removing old, dying, bad trees and ideas for replacement trees.
- Xeriscaping is a great idea.
- Why is money going to Central Park and not the other two parks (which are not irrigated, therefore maintenance would be a concern).
- Can we collect ground water in another fashion?
- We probably don't need a roof over the mailboxes
- The list of proposed projects and improvements will be listed on the website for member input to help give the board ideas of what priorities should be.
- Major emphasis was placed on members coming to board meetings, as it's a good place to provide input on the projects and anything else that are most important to you

COVENANTS/ELECTION DISCUSSION & GENERAL Q&A

- Randy led discussion on proposed changes to covenants and status of vote:
 - CO State statutes have changed for HOAs. The CPW HOA CCRs were written in the 70's; when Colorado initially changed the statute, we were grandfathered in – now we have to change. The board worked with an lawyer who specializes in HOA law. Most of those changes are for consistency and legal jargon and also brings things up to current times. 2/3 of property owners must approve. Electronic voting started last month and ended last week.
 - CPW is platted in two different groups. Approving the new CCRs would blend us into one voting body.
 - There is an emphasis on keeping properties maintained. The HOA board generally approves requests because as a board we try to be as accommodating as possible. The board recognizes that people are making changes for personal and property value reasons. There are other clarifications regarding animals.
 - The new CCRs would also allow flexibility regarding annual dues; from a 3% maximum per year to up to 10% maximum. A lot of discussion about the dues; people seem skeptical that the board wouldn't abuse that number and always raise the dues 10%.
 - Addressing the dues increase, there was discussion about projects completed and where the monies came from as well as projects still to happen, and general issues that we have to be prepared for. One of the things the board considers is how does a particular improvement or project increase the property value of the community as a whole. All the hard work is starting to show. We have fixed a lot of things and there are still many projects to do. Every year there are homeowners wanting to improve their properties. Basic ranch houses are not typical in Niwot and are very desirable. CPW is in a unique position and if we continue to improve the neighborhood it will improve our property values.
 - Extensive discussion about the dues increase took place. The request to increase dues up to 10% is for flexibility and asking for this is not intended to mean that there is a guarantee the dues will increase. The request is based in wanting to solve the problem: how can we implement a strategy to get to new projects? We are at a tipping point. We can continue to spend what we have and that's it. The board

arrived at the 10% figure based on input from the lawyer (many HOAs have 20%). Dean pointed out that in the past, a 7% increase was approved but unfortunately because of how it was written, it was applicable for only one year.

- Major concern continued to be expressed over the possibility of dues raising 10% every year, which the board feels is not likely to ever happen but feels it's important to have the ability in order to address future issues. Staying at 3% keeps us maintained but not improved. This would allow us to also replenish the reserve funds which have been used for major projects. Attendees asked for more information on projected costs for future projects, which will be compiled and made available.
- To date, there are not enough votes for a quorum (2/3). If we don't get enough votes (yes or no), we will have a new vote, which may be two separate votes. One to modify the document for state statutes and 1 plat, and a second vote to address the dues. Compliancy needs to happen by 2014.

BOARD ELECTIONS

- Chester Shans: nominated by Sharon, second by Miriam
- Steve Omerod: nominated by Tom, second by Randy
- Marnie Ratzel: nominated by Kevin, second by Chris
- Denise Chamberlain: nominated by Taz, second by Laura
- L.J. Suzuki: nominated by Art, second by Marva

There were 5 people nominated for 3 board positions. Each member cast a vote for three, which resulted in a tie for the 3rd spot, so another vote for a run off of those two.

Elected board members: Chester Shans, Denise Chamberlain, L.J. Suzuki

COMMUNITY MEMBER PRESENTATION

- Promoting a walkable community. This is a personal request from Marni Ratzel, 7771 Nikau, not on the Agenda, neither promoted nor dismissed by the board. Painting on low volume streets, giving each street its own personality.
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- We pay for it; This is not covered by HOA dues but is private funding for roadway paint (sponsorship)
 - We could have a neighborhood block party
 - Marni is presenting this today to gauge interest; there was some interest when she went door to door during garage sale. What she needs is for those interested to sign the petition.
 - There are also ideas about physical treatments to slow people down; put a physical barrier that might slow them down; in the Summer time put a planter box in the parking space . This would create some neighborhood character

CLOSING COMMENTS

- Comment from Randy: Here is to Dean – the past HOA President – in absentia ... THANK YOU DEAN
- Comment from Miriam to Randy: Thank you for leading the meeting
- Comment from Taz: Thank you to the homeowners that took time to come to the annual meeting; Thank you for your valuable time, feedback and input.

MOTION TO ADJURN: meeting closed at 1:05pm