

Cottonwood Park West HOA

2015 – ANNUAL MEETING MINUTES - 07/15/2015

BOARD MEMBERS IN ATTENDANCE: Randy Blondeau, Dean Carpenter, Taz Chaudry, Sharon Greene (manager), Laura Hillstrom, Jeff Lally, Art Paolini, Chester Shans, Lee Suzuki (Out: Denise Chamberlain)

HOMEOWNER ATTENDANCE: 48 people attended the annual meeting representing 35 homes, which is about 25% attendance.

MANAGER'S ANNOUNCEMENTS (Sharon)

- Neighbourhood garage sale is this month.
- Paper ballots will be available for the CC&R election until end of meeting.
- There are 5 board positions open. There are 3 members not running for re-election and 2 members who are.
- Board meetings are open and owners are welcome to attend.
- Board member introduction...

OLD BUSINESS (Randy)

- 2014 Annual Minutes approved. Eileen Carpenter moved to approve, Marva Litt seconded.

PAST YEAR'S FINANCIAL REVIEW & NEW BUDGET PRESENTATION (Randy)

- \$15000 added to reserve fund this year – very positive step for us.
- Review of budget for 2016 – 3% increase in dues.
- Next financial goal is a 10-15 year plan of capital projects using reserve fund.

FUTURE PROJECTS (Randy)

- Miro/Totara resurfacing.
- Repair of basketball court.
- New trees to replace dying cottonwoods.
- Updating of sprinkler system.
- Standard fencing along 79th St.
- Plans will be publicized and have a comment period (Taz).
-

Q&A

- Tori and Lesley asked for lighting along Central Park walkway.
- Lesley also concerned about 79th St. crosswalk to Cottonwood Square. This would be a county issue.
- Miriam thanked the board for their efforts.
- Marva asked about number of home sales – 12 in last 12 months.
- Kathleen asked about HOA revenue from home sales – Sharon explained.
- Art asked about allowing short-term rentals and asked for an informal show of hands.
- There was a question about watering during the day – there a 3 HOAs on same system and the number of zones demands that we water around the clock.
-

CC&R ELECTION (Randy)

- Tori asked about the court order process the board has been referring to. This is only necessary if the election does not succeed.
- There was a question about changing line items and identifying which ones. Sharon explained some of the changes and clarified "CC&Rs" vs "Rules and Regulations".
- Randy explained the separate plats and the provision for merging them.
- There was a question about the change in language about authority to deed land. New CC&R uses current legal wording.

BOARD NOMINATIONS AND ELECTIONS (Sharon)

- There are 3 open positions of 3 years each and 2 members up for re-election.
- Board members leaving: Randy after 6 yr., Taz after 7 yr., Jeff after 10 yr.
- Board members up for re-election: Dean and Laura.
- Nominees (nominator) were Nick Whitaker (Tori), Lesley Jacobs (Nick), Darwin Wissink (Tom), and Greg Vente (Darwin).
- Election was held with paper ballots and this year's new members are Nick, Lesley and Darwin. Dean and Laura were re-elected.

CC&R ELECTION RESULTS (Chester)

Since voting was open until this point, the results are unofficial at this time.

Voting was by electronic tally from CPW website and by paper ballot submission.

Vote tallies were checked by Dean and Chester.

There were 118 votes out of 137 homes – 86+%

Plat 1 had 30 yes and 0 no votes

Plat 2 had 67 yes and 6 no votes

This was greater than 67% yes in both plats, so the new CC&Rs were approved.

MEETING ADJOURNED @ 7:45 pm