

Cottonwood Park West HOA Board of Directors

Meeting Minutes - March 21, 2017 @ 6920 Niwot Square

In Attendance: (alphabetical order) Dean Carpenter, Meg Masterson, Chester Shans, Greg Vente, Nick Whitaker, Nancy Wunderlich

Opening 6:39pm

Introduction of Guests: No Guests

Previous Minutes - February minutes approved through email

Managers Report (Dean)

Status letter for 6963 Totara Place

Complaints: None

Requests

- Paint request - Niwot Square and Miro Court
- Window changes @ 7776 Nikau Drive

Financials

- 50 paid full year dues
- Budget has allowance for projects, perhaps

Maintenance Report (Dean)

Tree Removal

- Dean mentioned tree was successfully removed

Zone cover box lid

- Jeff recovered zone box lid in January

Cocal

- Dean mentioned a conversation he had with Louis from Cocal re: plan for this year. He discussed an option of heavier concentration of fertilizer around play areas. Dean brought up the need to make decisions re: watering plan for the year and when the pump should be turned on.

Website (Chester)

Webmaster Update

- Chester put a “hit counter” on the website and mentioned that over a 3 week period there were 105 hits.
- Chester is waiting for the survey from the landscaping committee to post to the site and will post February’s meeting minutes at the same time

Next Door Niwot

- Nick has been inviting community members to the online community and suggested others send postcards invites to nearby residents.

Landscaping Committee (Greg)

Progress Update

- Nick read the email from Denise re: update.
- Nick spoke with OrganoLawn and reviewed proposal sent for full season treatment using 100% organic solutions.
- Darwin suggested that the grass along Niwot road (west of the neighborhood entrance) and the lawn in Central Park be the focus for treatment so we can keep the grass that we already have. Board agreed.
- Nick mentioned other packages that OrganiLawn offers which are not 100% organic and the possibility of combining OrganiLawn and Cocal treatments
- Darwin suggested the board decide on a cap so that spring treatments are applied in April. Darwin motioned we set a max amount of \$7500.00 for organic treatments to be spent this season for Central Park and the west side of Niwot Road, Greg seconded the motion and board unanimously agreed.
- Darwin suggested we spend the money this year as a trial which will allow us to use the results to make a more informed decision next year. Board agreed.
- Nick suggested info be sent out to the neighborhood after the treatment plan is finalized.

NCA Bench

- Nick told the NCA we could store the bench in our shed but has not heard back from the NCA. Darwin suggested the bench be installed and Nick will follow up with the NCA at their next meeting.

Budget for Connectivity Corner

- No budget details

Party Posse (Nick)

Next Function

- Darwin suggested Wednesday night pickup volleyball games and board agreed on a weekly family fun night in the park starting the first Wednesday in May. Darwin mentioned the need for a new volleyball net and boundary ropes.
- Nancy suggested a community get together to plant a tree/trees; will wait to hear back from landscape committee on pricing.

Old Business - (Nick)

Basketball Court

- Nick has quotes coming in for the basketball court.

Volleyball Court (see above)

- Darwin mentioned that the volleyball court does need to be tilled.

Meeting communications guidelines

- Nick shared guidelines with board members to review for use in future meetings.

20 year plan (Dean)

Status and Next Steps

- Nick believes 20 year plan does not need further revision and is ready to be put on website. Board agreed.

New Business (Nick)

Painting Fences

- The board agreed that the exterior fencing along 79th and the fencing along the inside perimeter of central park need attention; some of the fences are unsightly and in worse shape than others.
- Board discussed calculating the amount of paint and cost to paint the exterior of the fences.
- Nick mentioned homeowners being held accountable for upkeep of their property and the importance of mentioning this concept at the annual meeting.

Guidelines for Renovations and Property Upkeep

- Nick suggested a subcommittee be formed to work on guidelines: Meg, Greg, Darwin, Nancy and Nick volunteered.
- Nick to contact members and set up 1st meeting via email in the next week.
- Greg officially resigned from landscaping committee

Sprinkler Head Maintenance/Removal

- Chester explained the existence of a particular sprinkler head that after several attempts to correct continues to water the street, he requested to have that particular sprinkler head removed. Dean agreed to look into the issue and to follow up with Cocal re: evaluating sprinklers.

Mailbox Light

- Nick mentioned the Eastern-most mailbox light continues to malfunction and suggested replacing the light. Greg volunteered to maintain lights and Chester resigned from maintenance duty.
- Dean volunteered to research new solar lights to replace existing.

Park Signs

- Dean mentioned this would not be a good project for the Boy Scouts and passed on a suggestion he received of either high school students that need service hours or work release inmates. Dean to follow up.

Around the Room

- Dean suggested that in the dues reminder letter a bullet be placed for homeowners to keep an eye out for the survey and board agreed the timing would work.
- Nick suggested during next month's meeting the landscaping committee progress be reviewed.

Action Items

- Nick will follow up with OrganoLawn re: pricing
- Darwin to look into ordering a new volleyball net and boundary lines
- Nick to promote volleyball night on Nextdoor Niwot and Chester to promote on website
- Nick will get back to the board with a price quote on basketball court through email
- Chester will post 20 year plan on the website
- Dean will follow up with Cocal re: sprinkler maintenance

- Dean will research solar lights for mailbox
- Dean will obtain other quotes based on our existing CoCal contract
- Nick will set up meeting for Renovations and Property Upkeep committee

Adjourn (8:31pm)

Next Meeting: April 18th @ 7750 Manila