

Cottonwood Park West HOA Board of Directors

Meeting Minutes - April 18, 2017 @ 7750 Manila

In Attendance: (alphabetical order) Max Bigelow, Dean Carpenter, Meg Masterson, Greg Vente, Nick Whitaker, Darwin Wissink, Nancy Wunderlich

Opening 6:34pm

Introduction of Guests: Diana Zant, Margaret Hess

- Diana wrote a letter to the board requesting that areas of the green space not be mowed and explained advantages/benefits. Board appreciated suggestion and will consider.
- Margaret Hess talked about the newsletter that was sent out, by her real estate business, to the neighborhood

Previous Minutes - March minutes approved by email review

Managers Report (Dean)

House Sold: 6963 Totara Place - \$448K

House for Sale: 7562 Nikau Drive - \$500K

Suggestions

- Sand pit in playground -Steve O. Also suggested a bench be moved into the playground

Requests

- Paint request approved - Miro Court
- Front yard grading @7776 Nikau Drive - Approved by manager
- No field mowing behind 7507 Nikau Court
- Tree request
 - 6922 Totara - Owner would like to plant Junipers. Discussion re: amount of water to sustain Junipers. No decision made.
 - 6744 Niwot Square - approved
- Landscape request - 6802 Camelia - approved
- Shed placement @7803 Nikau - No decision made at this time, concerns are visibility

Financials

- Transferred \$25K from checking to savings

Maintenance Report (Dean)

Volleyball Court

- Nick suggested a flier be put up on the bulletin board re: Wednesday night pick up games
- All the new equipment has been delivered, Darwin to work on installing new equipment this coming weekend

Water Pump

- Dean discussed seasonal startup with Lee @ John's Well Service, target day to start irrigation is Mother's day, perhaps it will be sooner

Mowing

- Dean discussed mowing height with Luis @ CoCal and decided to raise the mowing height to 4 inches from 3 inches
- Nick requested a discussion with CoCal re: slowing down the mowers
- Labor rate is \$55/hr for everything including sprinkler repair; Dean to look into pricing with other companies/services that provide sprinkler repair.

Swings

- New swing seats have arrived; Dean to install

Park Signs

- Denise does have exterior paint in several colors that would work for the signs.
- Denise suggested signs be scraped and primed prior to painting
- Nick volunteered to do a test run on one of the signs and Denise to resource
- Margaret suggested involving a Young life group; board suggested rounding up volunteers from the neighborhood.

Website (Chester) - No update

Landscaping Committee (Denise)

Progress Update

- Denise applied for and was accepted into two workshops re: landscaping maintenance
- Denise explained the neighborhood may be eligible for grant funds and suggested partnering with a neighborhood grant writer to assist us
- Committee will be coming back with proposals re: connectivity corner and water supply

HOA Survey

- Committee working on putting together survey to send out to neighborhood

NCA Bench and trees from Rotary

- Nick mentioned discussions he has had with surrounding neighborhoods and the NBA re: CPW's reputation and suggested our community be more open to cooperate and collaborate on projects and events
- Board discussed previous conflicts and collaborations, everyone agreed to promote change and positivity in future interactions

Party Posse (Nick)

Neighborhood Garage Sale

- Board agreed to hold neighborhood garage sale on Saturday, June 3rd.

Old Business

Volleyball Court

- Darwin to set up new equipment

Basketball Court

- No Progress, Board agreed to add this to the survey

20 Year Plan

- Posted on website

New Business

OrganoLawn Contract

- Nick explained that he and his family are covering additional costs for organic lawn treatments along the common areas in memory of Lesley Jacobs.
- GoFundMe page set up to help cover the costs and any additional money collected will be used to offset costs of future organic treatments.
 - <https://www.gofundme.com/100-organic-solution-for-cpw-parks>

Architectural Review Committee

- To meet monthly and will present suggested guidelines to the board once they are written

Proposal for Kiosk in Sculpture Park

- Board would like more information re: size of kiosk

Around the Room

- Dean mentioned there are a record number of homeowners paying yearly dues in a lump sum.

Action Items

- Nick and Denise to talk about painting park signs, perhaps test trial
- Landscaping committee working on proposals and recommendations for connectivity corner and central park planting/survey
- Nick to broadcast the gofundme page out to the community as a memorial to Lesley
- Darwin to set up new volleyball court equipment
- Dean to install new swing
- Dean to talk to CoCal about slowing down the mowers

Adjourn (8:51pm)

Next Meeting: May 16th @ 6983 Miro Court