

Cottonwood Park West HOA Board of Directors

MEETING MINUTES November 17, 2015

IN ATTENDANCE: (alphabetical order) Dean Carpenter, Denise Chamberlain, Sharon Greene, Laura Hillstrom, Lesley Jacobs, Chester Shans, LJ Suzuki, Greg Vente, Nicholas Whitaker, Darwin Wissink

OPENING (6:40 pm) – WELCOME & GUESTS

- Meeting hosted @ 7649 Nikau Dr. Our guest was Ron Plucinski.
- Sep. and Oct. minutes are out for email approval.

MANAGER'S REPORT

- Financial – Sharon reports no response after two attempts at contact from a title company that paid too large a reserve fee. Money will be held in the reserve account.
- Homeowner update – 6935 Conifer Ct has paid \$750 of the past due amount.
- Home sales – 6946 Totara – sold at \$402k. 6915 Conifer closes in Dec.
- Complaints – 6972/6962 Miro – dispute continues. Dean expressed concern about Sharon being dragged into the conflict. Sharon is ok to let this ride for now.

WEBSITE UPDATE

- Website is totally up-to-date.

MAINTENANCE REPORT

- Since there is no room in the 2015 budget, maintenance will be moved to long-range planning.

OLD BUSINESS: (New Manager)

- An executive board meeting was held immediately after the October meeting. It was decided to offer Jan Wierzba the manager's job. She accepted the position shortly after the offer. She will be paid for Dec. and is expected to work with Sharon to train and move files and equipment to her house.
- Sharon has boxed files, taken inventory to the shed, thrown away outdated and unnecessary items, and is making the SOP more detailed.
- Lesley suggested a photo of Jan be put in the year-end letter to introduce her to the residents.
- Board agreed we should send an email announcing the change after the Dec. meeting.
- Sharon will email vendors about the change.

NEW BUSINESS – (Neighborhood Values)

- The board was asked to choose the most important values from a list compiled previously. The survey results were: family-friendly/small-town atmosphere; open communication; preservation of property-value/investments; individuality/respect/diversity; safety.
- LJ asked for threats to achieving the values chosen. The following were mentioned: increasing vendor pricing; pressure from Niwot businesses and non-profits to develop our corner at 79th & Niwot Rd.; underdeveloped and decaying infrastructure; home development conflicts/properties not kept up.
- There was discussion about restrictions and allowable upgrades.
- LJ will formalize the above and bring to the next meeting. Board will filter to-dos against values.

NEW BUSINESS - (Please, Sir, do I have to smell soup?)

- Ron brought to the board's attention that one of the Monarch Park businesses is cooking soup in the dawn hours of the morning and he and one of his neighbors have been getting involved with the county and the company owner to try to reduce the odors.
- BoCo health dept. has actually measured the odor at their request and has written 1 citation so far.
- He wondered if the board would contact the company about this. We explained that our policy is to remain neutral but to gladly make any contact information available to the residents.

NEW BUSINESS (Revitalization)

- A short discussion of allowing changes to the 79th and Niwot corner led to:
 - Pros – landscaping would be paid for; could get more sound mitigation;
 - Cons – there would be more foot traffic thru our corner.

- Lesley thinks we should listen to their ideas.
- Dean will invite Chuck Klueber to the Dec. meeting.

NEW BUSINESS – (EOY letter and packet)

- Sharon explained what is included. LJ would like Sharon to write the letter as usual and the board will comment.
- Items to be included: CC&Rs; change in mgmt; change in board; long-term planning; neighborhood values.

ACTION ITEMS:

- Dean to invite Chuck.
- LJ to formalize values/threats.
- Appointment to be made for bank signing privilege changes.
- Sharon will work with Jan for a smooth transition.
- LJ will write a statement about the transition
- Sharon will get Ron's soup contact information in case residents comment on smell.

AROUND THE ROOM:

- Nothing not already covered.

Next meeting @ 6832 Camelia Ct.

ADJOURN: 8:10 pm