

## **Cottonwood Park West HOA Board of Directors**

### **Meeting Minutes - December 13, 2016**

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

**Opening 6:38pm @7522 Nikau Court**

**Introduction of Guests:** No Guests

**Previous Minutes** - November minutes to be approved through email

### **Managers Report (Dean)**

Home Sale Update

- Status Letters for : 7592 Nikau Drive and 7776 Nikau Nikau Drive
- Homes for Sale: 6963 Totara; 7776 Nikau closed - \$525,000

Complaints

- Unlicensed car on Totara - tagged and removed

Requests: None

Financials

- 3 Owners are 1 quarter out; 2 are 3 quarters out
- Dean to send final warning to the homeowners

### **Maintenance Report (Dean)**

Tree Removal

- Dean mentioned St Vrain Arbor care had been hired for tree removal, actual removal is scheduled 10 weeks from now
- Nick mentioned we should plant trees to replace the tree being removed in central park. Dean and Chester had previously discussed tree replacement and agree. Dean suggested new trees be planted along the west side of central park.
- Nick mentioned setting up an adopt a tree program in central park, Chester to look into types and costs of trees. Perhaps CoCal can water per existing contract.

Mailbox light bulbs

- Now functioning better per the neighborhood thanks to Chester

General Maintenance

- Dean contacted local landscaping companies for bids including the company that currently does the snow removal
- Plan to have a new company in place by spring

## **Website (Chester)**

### Webmaster Update

- Chester is waiting for a bio from Max
- The broken link was fixed
- After the November minutes are approved Chester will do an update to post photos from the fun run and the new bios

## **Landscaping Committee (Chester)**

### Project Update

- Per Dean no updates on the project from Denise at this time
- Per Greg and Nick the December landscaping committee meeting was cancelled, next meeting set in February

## **Party Posse (Nick)**

### Ugly Sweater Winter Fun Run

- Nick mentioned that everyone enjoyed the run; more joined in then RSVP'd

### Future Plans

- Laura suggested holding a scavenger hunt in the neighborhood
- Chester mentioned a blast at the reservoir
- Darwin suggested the volleyball court be set up over the winter so that a weekly pick-up game could be reinitiated this summer
- Greg has looked into pricing for sand
- Darwin to look into pricing for contractor/bobcat

## **Old Business - (Nick)**

### Rules and Regs

- Board reviewed revisions and suggested more
- Nick revising document and will send out to board when complete

### 20 year plan

- Nick added notes for everyone to review
- Board to individually review plan and approve for the end of the year letter

## **New Business**

### End of Year Letter/ Dues Coupons

- Dean administered copy of the end of the year letter for board to review; everyone agreed to the content of the letter and the dues coupons

### HOA Meeting Dates for 2017

- Board agreed to the current monthly schedule of every third Tuesday
- Dean suggested and board agreed that there will not be a January meeting

- Dean offered to host February's meeting, Nick offered to host March's meeting, Darwin offered to host April's meeting, Chester offered to host May's meeting and Laura offered to host June's meeting

### **Around the Room**

- Nick mentioned a possible lurker in the neighborhood. His neighbor confronted a young male in a hooded sweatshirt who was looking around Nick's house. The man left without incident
- Nick thanked everyone for their hard work and participation and is looking forward to being more productive in the new year. Board agreed

### **Action Items**

- Nick to look into alias for neighborhood group email
- Nick to follow up on mass email for the cpw hoa board
- Nick contacting peppertree via email
- November meeting minutes to be approved through email
- Dean to give final warning to the 2 houses that are 3 quarters out
- Chester to look into different types and costs of trees for central park
- Chester will update the website with photos and bios after November meeting minutes are approved
- Darwin to look into contractors/bobcats for volleyball court
- Everyone to work on guidelines for pop top requests to be discussed at next meeting
- Nick revising rules and regulations as discussed
- Nick to send revisions to Steve to review
- Everyone to review revision of rules and regulations
- Dean to ask the HOA's lawyer about what the board can do when homeowners are not compliant with rules and regulations
- Everyone to review the 20 year plan and approve so that it can be added to the end of the year letter
- Dean to check on Ken Long's shed approval

**Adjourn (9:46pm)**

**Next Meeting: February 21st @ 6815 Camelia Ct**