

Cottonwood Park West HOA Board of Directors

MEETING MINUTES December 15, 2015

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

OPENING (6:40 pm) – WELCOME & GUESTS

- Meeting hosted @ 6832 Camelia. Our guests were Chuck Klueber and Anne Postle.
- Chuck is NBA streetscapes coordinator responsible for planters, parking, patios, XMAS tree and decorations, and connectivity between 2nd Ave. Niwot and Cottonwood Square Niwot. There are funds available because of a LID started 15 yrs ago. There is currently a 1% sales tax in downtown Niwot for this. Boulder County Commissioners have the final say on how this money is spent.
- Anne is owner of Osmosis Architecture and new owner of the “Link Building” at the corner of 79th and Niwot. There will be a restaurant on the garden level with patios and colorful umbrellas. The goal is to open up the corner and create flow between the two separate business areas.
- They would like to work with the HOA to improve the southwest corner of the intersection in such a way that our residents will not be affected. If we can agree on a design for the area, and the NBA approves, it will be presented to the LID. If there is a favorable reception, bids will be obtained followed by formal LID approval. Osmosis would do any architectural work pro bono. On-going maintenance would be covered by the LID.

MANAGER'S REPORT

- Home sales – 6946 Totara – not closed yet. 6915 Conifer - \$410k.
- Complaints – 6972/6962 Miro – believed to be resolved thru Sharon's mediation.

WEBSITE UPDATE

- Chester posted the Sep., Oct. and Nov. minutes (approved thru email).
- Chester needs new list of homeowners.
- Website contract is due for renewal.

MAINTENANCE REPORT

- Cocal Contract presented as 2-yr \$17,400/yr contract. This is only \$25/mo higher than last year. Last year was almost trouble-free. Board voted unanimously to lock in the price for 2 yr.

OLD BUSINESS: (New Manager)

- Transition is going well. A lot of items have already been moved to Jan's house. On 12/19, Sharon and Jan will work thru the management tasks in the new office in Jan's house.
- Sharon has expanded the SOP to 9 pages.

NEW BUSINESS – (Neighborhood Values)

- LJ will finalize the long-term planning agenda for the next meeting. Board members need to look at what's been done and comment thru the Google group.

NEW BUSINESS (Revitalization)

- Chester felt that low lighting could be used for path guidance.
- Denise is adamant that we protect our land and our residents.
- Dean to talk to Chuck to stress our core values – privacy, low levels of sound and light, preservation of open space. Board would like to keep development in ROW areas. Some ideas included trees, berms, and continuation of 2nd Ave. historic lighting design.

ACTION ITEMS:

- Dean to thank Chuck and Anne for attending and agree to respond with our ideas after our next meeting.
- Sharon to sign and return Cocal contract.
- Jan and Sharon will finalize EOY letter and dues coupons and distribute.
- Board members will brainstorm on project ideas.
- Sharon and/or Jan will get LJ expense print outs as far back as possible
- Nick will take Sharon off of the email list.

AROUND THE ROOM:

- Nothing not already covered.

Next meeting @ 7750 Manila Ct.

ADJOURN: 8:20 pm