

Cottonwood Park West HOA Board of Directors

MEETING MINUTES January 19, 2016

IN ATTENDANCE: (alphabetical order) Dean Carpenter, Chester Shans, LJ Suzuki, Greg Vente, Jan Wierzba, Darwin Wissink

OPENING (6:40 pm) – WELCOME & GUESTS (LJ)

- Meeting hosted @ 7750 Manila Ct. No guests.

MANAGER'S REPORT (Jan)

- Dues – only 1 member not paying – 6935 Conifer Ct. Email bounces, PO Box closed, EOY packet hand delivered (no house numbers on house). Recovery options discussed. No action at this time.
- No home sales, complaints, or approvals.
- Had member suggestion that we have a raffle during next election – vote=entry.

WEBSITE UPDATE (Chester)

- All minutes posted and up-to-date (approved thru email).
- Noticed extra charges from Network Solutions and is working to get reversed.
- Have been updating pages for the new year by archiving older documents and changing links.

MAINTENANCE REPORT

- Had first snow removal payment.
- Mailbox lighting not working. Chester and Dean will test batteries.

OLD BUSINESS: (Connectivity)

- Dean shared Google map of 79th & Niwot Rd with Right-of-Way lines drawn in.
- After some discussion, the board agreed to share the following points about improvements:
 - We are very supportive of ROW improvements, mainly installation art and landscaping;
 - We would like to work with the NBA to add landscaping on the south side of the sidewalk;
 - We would like to see and comment on a plaza design for the corner.

OLD BUSINESS: (Management transition)

- Jan is having no problems. She does have a lot of questions and Sharon has been very helpful.

OLD BUSINESS: (Long-term financial and project planning)

- Sharon produced output of finished projects with dates and \$\$\$ and also proposed projects and some estimates. Board members had no new items to add.
- LJ created a graph using this info that showed the high proportional cost of landscaping.
- There was a discussion about our water and it was noted that the builder never transferred the water rights to the HOA.
- LJ wants to partner with Cocal to decrease our grassy areas, thereby decreasing long term landscaping and maintenance costs.

NEW BUSINESS – (Neighborhood Values)

- LJ will finalize the Google doc with any further comments for the next meeting. If you'd like to input, do it soon!
- Doc found here:
<https://docs.google.com/document/d/1JUpxCP2FJB2D6jkLk2UF1A9iwbXDRCmFTP35dX6GfYA/edit?ts=565e5ba7>.

NEW BUSINESS (HOA cell phone)

- After some discussion, LJ moved that we upgrade to a smart phone at an additional cost of \$14/mo. Dean seconded and it passed unanimously.

NEW BUSINESS (Auto-pay bills)

- Jan would like to set up auto-pay from checking or credit card for recurring HOA bills. Board agreed that is the 21st century thing to do.

ACTION ITEMS:

- Dean to talk to Chuck and Anne about our suggestions and stipulations for the 79th & Niwot area.
- Chester and Dean will investigate mailbox lights.
- LJ will get Jeff's old landscaping plan.
- Jan will check if the Cocal contract is itemized by job (mowing, trimming, cleanup, etc.)

AROUND THE ROOM:

- Nothing not already covered.

Next meeting @ 6815 Camelia Ct. on 2/16

ADJOURN: 8:00 pm