

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

MEETING MINUTES February 16, 2016

IN ATTENDANCE: (alphabetical order) Dean Carpenter, Denise Chamberlain, Laura Hillstrom, Jeff Lally, Chester Shans, LJ Suzuki, Greg Vente, Nick Whitaker, Jan Wierzba

OPENING (6:35 pm) – WELCOME & GUESTS (LJ)

- Meeting hosted @ 6815 Camelia Ct. Jeff Lally and Eileen Carpenter as guests.

Board had asked Jeff to revisit landscaping ideas from 2013. Jeff presented his ideas to Cocal and they drew up some plans. He wanted to incorporate artificial grass, native grass, drip system, etc. He pictured a golf course type of island landscaping. For the whole subdivision, it was roughly \$250,000.

Going to new xeriscape type of landscaping would be a wash \$\$ wise (for maintenance) but water use would be less. Cost would be low for quite a few years but eventually it would be necessary to redo the areas for \$\$.

Eileen brought up the past option of paying open space owners part of the cost of planting trees if they took care of them. It is no longer an option. It was mentioned that Cocal does do winter watering...as needed.

Denise mentioned that some residents had been trying to organize a community garden in the past. Maybe could create a barrier separating our neighborhood from pedestrian traffic on NE corner. Discussion did not lead to a motion.

The visit from Anne and Chuck (revitalization committee) was discussed for Jeff. Jeff discussed the plans that Cocal created. All discussed sound and light issues presented by exit from shopping center. Some concern expressed over additional noise created by new restaurant. Eileen asked what Anne and Chuck were looking for. Denise warned that they want something really huge. We don't.

Denise suggested we create a committee to get some specifics and break down costs. Jeff has more info on sound and light mitigation.

- Laura moved, LJ seconded a committee, passed unanimously. Chester, Eileen, Denise, and Jeff volunteered. Anne had already volunteered her architect time pro bono. LJ discussed how we could finance mentioning a lot of options.
- January minutes were approved thru email.

MANAGER'S REPORT (Jan)

- No financial review. No dues info. No homes for sale.
- There was a complaint about an unregistered car in the street. Before resolution was reached, a neighbor called the police, but since it is a private street, nothing was done. There was discussion of what happened and how it could be changed. LJ reinforced that Jan has the authority to handle urgent complaints.
- Jan met with Cocal (Luis) about cutting back on our watering. Adding rain detectors to our clocks would be cheap (\$150/unit and we have 4 clocks) and would be immediate savings in our water consumption. Jan will get full quotes on rain detectors and smart controllers. Luis will walk grounds and re-evaluate to make proposal on cutting back.

WEBSITE UPDATE (Chester)

- Nothing new.

MAINTENANCE REPORT

- Chester installed new batteries in mailbox solar lighting but still needs to do some adjusting.

OLD BUSINESS: (CC&R Elections)

- CC&R Elections reviewed by LJ. First try failed horribly because we tried to raise dues %. Second try was to reduce the document as much as possible only keeping most important and essential items.
- There are three options: try for another election, ask judge to compel , or continue as we are.
- Lesley brought up the pop-top issue. Has heard from several members that are strong proponents and may pursue legal options.
- How important is it to become a one-plat neighborhood? Easier for elections. Does it skew in favor of Plat 2?
- Denise moved, LJ seconded motion to drop elections for now. Board approved.

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

- LJ began with a review for members not here last month and then presented a draft outline of a 20-year plan. We need to complete for annual meeting. Nick feels that we should keep a neutral position and not alienate other neighborhoods. Everyone is very appreciative that LJ has taken the lead to get this going.
- One of our goals in to reduce costs!

ACTION ITEMS:

- All members review and think about the documents that LJ has created for next meeting.

AROUND THE ROOM:

- Nothing not already covered.

Next meeting @ 7649 Nikau Dr. on 3/16

ADJOURN: 8:20 pm