

Cottonwood Park West HOA Board of Directors

MEETING MINUTES March 16, 2016

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

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

Meeting hosted @ 7649 Nikau Dr. Steve Omerod attended as guest.

Steve would like to see trees put in at Manila Park playground. It is way too hot for kids in the summer. Steve did a lot of research on tree type, shading, and methods of watering. He thinks \$2000 for 4 good-sized trees installed.

LJ - good timing. We are right now talking about planning landscaping for the future.

Steve - put in small hill in South Park for sledding for the youngsters.

Steve - would be nice to have bench in the pea gravel in the Central Park playground for parents to be close to their children. Currently placed benches are rarely used.

LJ - Our goal is to have plan ready for annual meeting.

February minutes approved on line and posted online.

MANAGER'S REPORT (Jan)

Jan - having trouble with Quickbooks. She is also worried about an email from Intuit that certain functions (which we don't use) will no longer be supported in 2013 version. Board doesn't think it's an issue yet.

Jan - time to start annual budget planning. LJ will create a first pass.

Jan - dues are fully paid up thru 2015!

Jan - no homes for sale as far as she can tell. One possibility because of realtor call.

Jan - no complaints to speak of.

Jan - board approved sidewalk railing for Lally's thru email

WEBSITE UPDATE (Chester)

Chester - updated website. Deleted newsletter section. Would like to post meeting locations. Board will set several meetings in the future at end of tonight.

MAINTENANCE REPORT

Picnic table repaired by Jim Hone

Dean - are we ready to install rain control? Board feeling is that we should wait for landscape plan.

Darwin/Chester - we should post that we are using well water which is non-potable.

OLD BUSINESS: (party posse)

Jan - update from Lesley is to wait for August.

Greg - Is the plan for one big event, or 4-5 smaller events? Answers next month?

OLD BUSINESS: (solar lights)

Chester - replaced all batteries, but one light acted like a strobe. Jan found spare parts in shed and Chester swapped out yesterday. Greg confirmed that all three lights worked last night.

OLD BUSINESS: (Postle Properties)

Landscape committee has not held a meeting yet, but intends to go farther than just the NE corner.

Question of having committee talk directly to CoCal deferred by Chester - stick w/Jan

LJ - attractive, sustainable landscaping top two priorities. Reducing water usage important as well.

Jan - attended Commissioner hearing on Postle. Her only concern was number of parking spaces, but they met the formula.

LONG TERM FINANCIAL AND PROJECT PLANNING

LJ passed out charts on projects and projected expenses thru 2035. Fantastic presentation...but, expenses exceed income in 2032.

Steve - suggests increasing the reserve fund % by a minor amount to add \$\$ to our revenue.

Chester - brought up transfer fee. We just raised that recently.

Darwin - keep focus on reducing expenses!

Steve - suggested raising reserve fund fee from .1% to .2%.

Darwin mentioned that it could be rolled into a mortgage.

Jan will check with Pat Murphy to see what the going rate is in the area.

LJ brought us back to expenses. We went thru the Proposed Projects list and discussed many of the items as to what the project would take, are the costs correct and added labels: essential, nice-to-have, non-essential. Some items deleted. Others rolled together. We dropped \$49000 from total cost.

Dean will look at basketball court replacement.

Greg will look at volleyball court refurbishment.

There was a long discussion of 79th st fencing with no resolution.

Darwin will check on companies that locate water lines to try to understand our sprinkler layout
More cost updates on the way.

Central park lights - low priority

We are now at 60% of costs that were used for LJ's projections!

LJ will update his charts after he gets new numbers from Darwin, Greg, and Dean

Goal is to have Word doc to present to members at annual meeting

Next month will decide on timing of projects and try to find something to start immediately

ACTION ITEMS

LJ - create draft budget for 2016

Party posse update

Landscape committee will meet

Jan will ask about reserve fund fee %

Dean - basketball court costs

Greg - volleyball court costs

Darwin - water line diving

LJ - statutes on entry signs

Jan will contact CoCal

Location of next meeting

April 19 - Andy & Brenda (Chester backup)

May 17 - Greg

June 21 - Darwin

Adjourn - 8:46 pm