

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

MEETING MINUTES April 19, 2016

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

OPENING (6:30 pm) – WELCOME & GUESTS (LJ)  
Guests were Luis from Cocal and Jim Fudge from CPW.

Jim had two topics: weeds, and overgrown landscaping on sidewalks. Jan had planned on posting notices soon but will post now and target properties that are non-compliant after May 5th.

Luis is point of contact with Cocal for about 6 years or more. Mowing will start Friday, April 19th and regular mowing day will be on Fridays.

Denise led into discussion of weed control. Luis noted that Cocal stopped spraying anything 4 years ago at the HOA board request. Started feed and weed option last year. Have to wait for weeds to be fully leafed out. Contract calls for two applications. There are some vinegar and citrus based herbicides that may also kill the grass. Darwin and LJ asked for most effective chemical option. Luis suggested doing spot spraying again which we were doing for awhile. Since we had several instances of pump outages during hot, dry weather, the grass died and weeds grew up. Denise mentioned that we used Revive, why not continue? Luis said that it would benefit the weeds as well. Luis thinks that the Weed and Feed helped slow the weeds last year but did not kill them. Also, Cocal sprayers have been stopped by residents during operations in the past.

Luis - should spray in two weeks, but can't spray above 80. Luis is seeing a trend to not spray in northern Boulder County. Jim offered idea of not spraying Central Park and spraying outlying area. LJ asked us to table this discussion to get to long-term vision - the reason for Luis to come.

LJ noted that landscaping is our largest expense. How can Cocal help us reduce our costs? Luis mentioned that they had developed a beautification plan, but it would not reduce costs. He recognizes that the new goal is different. Cocal will not charge for the design for current customer and as long as they get to do the work.

Lesley asked if Cocal can estimate water saving if xeriscaping plan implemented. Luis - board must present what they want.

Denise - Anne Postle (Osmosis Architecture) is working on the 79th St corner. Landscape committee will meet with her soon. There can be LID funding available. Anne will do free drawings.

Denise clarified that she is only chairing the connectivity committee, but would be on the full committee as well.

Return to spraying issue - Dean asked for show of hands and only 1 member was opposed to spraying.

Denise moved that we not spray. No second. Not passed.

Nick moved that we do broadleaf along right of ways only with 6' buffer from fences one time and then very limited spot spray in those areas only and must include a lot of communication to the residents. We would include weed and feed of Central Park. Chester seconded. After lengthy discussion, motion passed. We will email residents and mail those without. Post on bulletin board and website.

March minutes approved thru email.

#### MANAGER'S REPORT

Financials - we have negative liability in accounts receivable because of pre-pay dues. Looks bad but will go away as dues are applied.

Darwin motioned that we clean up elm tree by shed for \$1400, LJ seconded. Motion passed.

5 homes not up-to-date on dues.

Feedback from Pat Murphy that our reserve fund contribution is high enough.

2nd pump is still not working

#### WEBSITE

Completely updated

Solar lights working!

#### OLD BUSINESS (Long-term planning)

LJ presented new set of chart and table graphs showing projects and projections. Last chart showed that expenses would exceed income. The newest chart shows that with investment in xeriscaping could hold expenses down.

LJ suggested selling bonds to finance some of the improvements.

#### OLD BUSINESS (party posse)

Lesley suggested waiting until mid-August and pair gathering with an event in the afternoon.

Nick suggested neighborhood walks, both informational and looking at maintenance. AFA the event, pull in Niwot businesses for food, drink, yoga, etc.

#### OLD BUSINESS (budget)

LJ presented his projections.

#### AROUND THE ROOM

Chester on safety issues: crooked sidewalks, corroded power connections at sprinkler zone meter

Next meeting @ Darwin's – 7750 Manila Pl.

#### ACTION ITEMS

Denise – connectivity landscaping

Jan - reach out to Luis about spraying

Jan - get elm tree trimmed including broken branch

Party posse - firm up ideas

LJ - contact Sharon to find out insurer

LJ - we need to move on 20 yr plan!

Adjourn - 9:08 pm

