

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

MEETING MINUTES – May 17, 2016 – 6:40 pm

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

OPENING (6:40 pm) – WELCOME & GUESTS (Chester)  
Guests are Margo Rode and Brad Wolfe.

Brad was invited by Denise to address the weed problem in our common areas. Denise wants to avoid poisons and learned that organic treatments have changed dramatically. Brad has perfected a new organic product called One Earth Weed control. It is very safe and works well on dandelions, but more expensive than chemicals. Full season program is 4 apps/yr: 1- now, 2 early July, 3 mid August, 4 October. Focusing on Central Park - \$5400/yr. 10% discount for 3 yr contract. He thinks we are mowing too low and watering too much, giving the weeds the advantage. Also our soils are nutrient lacking and this product provides a nutrient overdose that jumps starts grass and kills weeds. Brad left after some questions and a round of thanks.

Denise gave update on landscaping at 79<sup>th</sup> & Niwot. Landscape committee (Denise, Margo, Jeff Lally, Eileen Carpenter, Chester) has been very active. They discovered a program called “rewilding”. There is some funding available. Proposal is to take out all of the grass and reseed with native grass. There is an organization that will furnish volunteers. Goal is to establish a landscape that needs very little water once established. Intend to propose a stone wall/sculpture piece in the area.

Margo presented slides on rock walls, helixes, arches, etc. and incorporating planting beds/areas. 200' - 250' of rock with a feature would run \$18000-20000.  
Denise - next step is meeting w/Anne Postle to look for buy-in and approval.

Dean – proposal from NPP (Niwot Prairie Productions) for Eagle Scout project – passed around and discussed. Board had no objections to plans to extend paths in BoCo ROW along Niwot Rd.

Denise wanted to make a motion to hire Organo-lawn. People feel that we are not ready at this point.

Darwin asked what the process of making decisions is. Are we using motions and votes appropriately? Are we comfortable using email to make and vote on motions?

Board went back into discussion of weeds and making our grounds look better. This is a very divisive issue.

Chester proposes a new budget item for grounds renovation.

Greg - let's lay out the action plan: LJ fits Organo-lawn into budget; Denise meets with Anne to get buy-in and ideas about funding. Can landscape committee get timeline on rewilding process?

Denise - rewilding cannot be done if land has been poisoned within three years.

On to other business...

#### MANAGER'S REPORT (Jan)

Jan wants to know how to communicate w/Cocal. Chester would like to work w/Jan to work w/Cocal.

April minutes approved unanimously at meeting.

3 home sales all unlisted and no \$\$ available for now

No complaints

#### WEBSITE UPDATE (Chester)

March minutes approved on line and posted online.

Up to date

#### MAINTENANCE REPORT

Main water line break along Niwot Rd. No bill yet.

Reinholt tree service will trim elm tree by shed in 2 weeks.

#### OLD BUSINESS: (party posse)

Party posse proposes party and garage sale on August 21st. (This was corrected later over email discussion to be on 8/20).

#### NEW BUSINESS: (Annual Meeting)

Annual meeting will be July 13th@5:30 for potluck, 6:30 for meeting.

#### LONG TERM FINANCIAL AND PROJECT PLANNING

LJ not in attendance to lead

#### ACTION ITEMS

#### AROUND THE ROOM

Dean got budget number for basketball court - \$4000. Would be a good project for a quick feel good for the neighborhood.

Chester complained about tall dandelions in next door house.

Greg would like to join the landscaping committee.

Location/time of next meeting – Darwin's @ 7750 Manila Ct

Adjourn - 8:55 pm