

Cottonwood Park West HOA Board of Directors

MEETING MINUTES September 22, 2015

IN ATTENDANCE: (alphabetical order) Dean Carpenter, Sharon Greene, Laura Hillstrom, Lesley Jacobs, Chester Shans, Nicholas Whitaker

OPENING – WELCOME & GUESTS @6:40 PM

- Meeting hosted @ 6832 Camelia Ct. No guests. Sharon will run in LJ's absence.
- Minutes are up to date except for annual meeting.
- Art has resigned his position. Former board member Taz Chaudry is interested, as is Greg Vente who was nominated at the annual election.
- Greg was nominated (Chester/Lesley) and Taz was nominated (Laura/Dean). Vote was unanimous for Greg.
- There is no financial review this month.

MANAGER'S REPORT

- We had to repair another zone controller. We've been running two pumps since late May and still no bill from the pump company for the second pump.
- 1 owner is 2 qtrs. behind. 1 owner is 1.25 qtrs. behind. Lesley with work on contacting him.
- 6819 Camelia Ct realtor has not notified contacted HOA manager about sale.

WEBSITE UPDATE

- Website is as up to date as possible.
- Chester will post the Left Hand Water restrictions.

MAINTENANCE REPORT

- Sharon renewed the snow removal contract w/Ward's stipulating no ice melt.
- One of our residents will repair a broken bench in the park.

NEW BUSINESS – (Management transition)

- There was discussion of posting the opening on the website and the bulletin board and sending email to all owners.
- Two very qualified owners were mentioned and Sharon offered to contact them.
- Dean volunteered to be the new manager's backup and consultant and Chester offered to be alternate backup.
- Nick volunteered to condense the manager's task list created by Sharon for posting and email.

NEW BUSINESS - (The next CC&R election)

- Lesley and Nick did a lot of work to transcribe and compare the old and new CC&Rs.
- Nick asked for an estimate of the petition process cost. Dean will check w/lawyer.
- Another election would last for 60 days. No one wanted to hold it over the holidays.
- Those present want to wait for 1st quarter 2016.

ACTION ITEMS:

- LJ to contact Greg and welcome to the board.
- Sharon will send info on 6935 Conifer Ct to Lesley.
- Sharon will contact potential manager candidates, Deanne Grover and Jan Wierzba.
- Lesley and Nick to write job posting.
- LJ will look at Fred Thiele's spreadsheet and project list.
- Nick will create a Google group for us.
- Laura will talk to the bank about direct pay for owners.

AROUND THE ROOM:

- Nick will host next meeting @6920 Niwot Sq.
- Lesley brought up speeding on Niwot Rd. & 79th St. & Niwot Sq.

- Nick brought up lighting on streets and in the park. Can we contact Xcel and change out old style mercury vapor bulbs? Can we add solar lighting in the park at least along the sidewalks?

ADJOURN: 7:56 pm