

## **Cottonwood Park West HOA**

2016 – ANNUAL MEETING MINUTES - 07/15/2016 @ 6:30 pm

BOARD MEMBERS IN ATTENDANCE: Dean Carpenter, Denise Chamberlain, Laura Hillstrom, Chester Shans, L.J. Suzuki, Greg Vente, Nick Whitaker, Darwin Wissink, and Jan Wierzba (manager).

HOMEOWNER ATTENDANCE: 43 people attended the annual meeting representing 31 homes, which is about 23% attendance. This is fewer residents but more homes than last year.

MEETING OPENING AND BOARD MEMBER INTRODUCTION (LJ)

OLD BUSINESS (L.J.)

- 2015 Annual Minutes approved. Sharon Greene, Joe Betts seconded.

CC&R ELECTION UPDATE (L.J.)

- Newly revised CC&Rs (Covenants, Conditions, and Restrictions) were put to a full association vote 3 times and failed each time.
- The Association legal counsel advised that state law takes precedence and as long as we follow the Colorado Statutes, we would not be in legal trouble.
- The Board members, past and present, were thanked for their time and the issue is withdrawn.

PAST YEAR'S FINANCIAL REVIEW & NEW BUDGET PRESENTATION (L.J.)

- LJ presented a spreadsheet of the 2014 – 2016 budgets.
- Review of budget for 2016 – 3% increase in dues.

NEW COMMITTEES (Landscape)

- Denise is chairperson. Committee was formed to deal with poor condition of the irrigated common areas. Have looked at xeriscape which is expensive and high maintenance. Committee is very interested in “rewilding” using only native grasses and plants and very little water or maintenance.
- There are 7 people on committee and are looking at decorative stone work, microclover, and more.
- The Niwot Business Association is interested in helping to fund landscaping and artful design on the Niwot Rd. and 79th St. corner.

NEW COMMITTEES (Party Posse)

- Nick is chairperson. The committee is looking for ways to engage the community.
- Garage sale (8 am – 2 pm) and pot luck (5 pm – 8 pm) are planned on August 20<sup>th</sup>.
- Committee would like feedback from the residents.

FUTURE PROJECTS (20-year plan)

- LJ presented a plan that the board had been working on for most of the year outside of normal business. He created a very professional packet from these ideas.
- Board came up with 5 guiding values and 4 threats, or challenges, to those values.
- Re-landscaping to lower costs was very visibly the most important item.
- Landscaping maintenance is currently the bulk of our expenses.

#### Q&A and COMMENTS

- Mardell is worried about parking issues on Totara and pot smoking in our park should a marijuana dispensary be approved on 79<sup>th</sup> St.
- Jeff requested that the Board add playground upkeep and replacements to the long-term projects.
- Nick is looking for volunteers!
- Dean noted that the sidewalks have been marked for ADA ramps, but if other areas of disrepair are not marked, call the county!
- Jeff believes we need a special assessment to improve our grounds immediately.
- Miriam is totally opposed.
- There was a discussion of reserve funds vs assessments. LJ suggested that the Association raise money by issuing bonds to the residents.
- Dave wanted to know what the Board can do without a vote of the residents
- Joe, and others, were not happy with the Organo Lawn treatment
- Darwin is reviewing the status of our weed control/fertilizer options thru Cocal
- Many wanted to know when decisions will be made and how soon questions will be answered
- Darwin asked for a show of hands of those opposed to an assessment – only a few raised
- Darwin then asked for a show of hands of those willing to be assessed – most of the rest of the residents raised their hands.

#### BOARD NOMINATIONS AND ELECTIONS (Sharon)

- LJ is retiring after a very good year as President
- There are 3 open positions of 3 years each and 2 members up for re-election.
- Board members up for re-election: Denise and Chester.
- Nominees (nominator) were Chester, Denise, Lee, Brody, Tom. Meg volunteered.
- Nominees gave short speeches.
- Election was held with paper ballots and this year's new members are Meg. Denise and Chester were re-elected.

MEETING ADJOURNED - Darwin moved, LJ seconded. All in favor.