

January 8 Board Meeting minutes – Meeting held at Fred’s House – 7675 Matai Ct.

In Attendance: Jeff, Sharon, Trent, Dean, Fred, Joe, Jane. **Unable to attend:** Jim, Marva, Lea

Guest: Craig Weber

The December minutes were approved as amended

- Guest, Craig Weber, gave a presentation about stucco exterior products in order to clarify his request to change his exterior siding – we learned much about stucco and approved his desire to enhance his property
- Regarding Jeff Mead’s request to install gel-cell (not lead acid) batteries for his energy transformation: Will they blow-up easily? – the company says, “no, there are no known incidents of eruption” – okay
- Perhaps we can look into a neighborhood skills fair for the Spring
- Finances: Sharon advises that last quarter ’06 payments are almost up to date – some questionable are moving toward payment
- The board is grateful for the directory which will serve us and not be made public
- Snow removal charges beginning with the first December storm and continuing::
 - \$580.00, \$340.00, awaiting bill, January ?.
- Colorado Income Tax Info Received – Sharon will call the accountant and Fred and Sharon will look into finding someone to audit and get opinion and advice to pay for audit
- Re: State Laws:
 - SB100: HOA Website
 - SB0689 Re: Strange Little Things ie: written policy on dispute resolution
 - HOA website would be grand but written history is just fine
 - Sharon will create our history via a binder book – with by-laws, covenants, board minutes, and annual meeting minutes included as per law
- The WEBSITE: Fred has created a work of art – for just \$12.99/month or \$150.00/year or \$175.00/year after 2007, we are cpwhoa.org – which includes 10 e-mail addresses (mgr@, pres@, webguide@, etc)
- Advertising could offset expenses if everyone is on board
- The newsletter is printed for about \$50.00/month for 3 pages
- The vote is a resounding NO for locking mailboxes so the Maintenance and Capital Improvements committees will combine muscle to improve/upgrade the post box scheme
- We are still in discussions with Burgundy Park regarding their water request. Still need to find final plat filing and determine current acreage vs. wanted acreage.
- Sharon will check with Reinholt Tree to see if we need to spray to protect our own open space trees from disease in order to avoid the possibility of loosing more of our mature trees
- Joe will note the location of fire hydrants in the neighborhood in order to avoid loosing them in deep snow or plowing so they are available in case of fire. Property owners are responsible for clearing a 4 foot perimeter around the hydrant
- Perhaps sewer drains should also be noted for the imminent flooding
- Creation of the budget: Show what we need, what we pay and give a comparison to what other HOA’s pay and what they get for the \$\$
- To equip the tractor for snow and ice clearance will be additional \$
- An upgrade of the covenants and by-laws will cost \$? –
- We need modernization to protect our neighborhood community

- Meeting adjourned: 9:23 pm