

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

MEETING MINUTES 09/27/2013

IN ATTENDANCE: (alphabetical order) Randy Blondeau, Dean Carpenter, Denise Chamberlain Taz Chaudry, Sharon Greene, Laura Hillstrom, Jeff Lally, Chester Shans, LJ Suzuki OUT: Justin Zarecki

OPENING – WELCOME & GUESTS:

- Called to order at 6:37 pm. There were no guests.

MANAGER'S REPORT:

- No financial information until end of quarter (next meeting).
- Dues - The one past due account will be paid off when house sells.
- No request or complaints.

WEBSITE UPDATE:

- Meeting minutes are being added as available.
- Chester was given authority to add public service messages as appropriate
- Denise proposed linking to Facebook but after some discussion, idea was tabled.
- Chester will add a list of the Board's project accomplishments.

MAINTENANCE REPORT – ACTIVE ITEMS:

- No items to discuss. We crossed our fingers and knocked on wood.

OLD BUSINESS: (CC&Rs Election Discussion – Part 2, Phase 1)

- Randy would like to kick off the next election before the next board meeting (beginning of Oct.) and have balloting period be 30 days.
- We would return to the 3%/year dues increment.
- We really need to get the CC&Rs passed to reflect the new statutes.
- Jeff suggested we would do an open forum for all members but it was decided that there was not enough time.
- Chester will set up private pages for testing.

OLD BUSINESS: (Sculpture Park)

- Denise reported that there is renewed interest in the Niwot Road right of way park project.
- The NBA has requested that there be no re-alignment of 2<sup>nd</sup> Ave. as planned and that flashing yellow lights be added to the proposed crosswalk.
- There was some discussion about our options and actions.

INACTIVE/ON-HOLD ITEMS:

- All non-critical maintenance, repair, and capital items are on hold.

ACTION ITEMS:

- Chester will work on CPW website.
- Sharon will edit CC&Rs document and send to Chester.
- Sharon will get an updated email list to Chester.
- Dean will draft a letter to the county about the Sculpture Park and send out Biff's latest lease proposal.
- Denise will talk to the county about ROW rights.
- Randy will draft the election letter.
- Taz will finish the backlogged meeting minute notes.

AROUND THE ROOM:

- LJ presented a lengthy explanation of the CPI and a proposal for dues increases tied to it.
- Dean presented a dues increase idea and a reserve fund proposal from a former board member.
- Laura suggested using the website for a homeowners' poll about dues increase proposals.

ADJOURN: 8:05 pm