

Cottonwood Park West Homeowners' Board Meeting 9 April 2007

Attending: Sharon, Jeff, Joe, Fred, Trent, Lea, Marva and Jane

Unable to attend: Dean – Guest: Chester Shans

- March Minutes approved as read
- Sharon kept us on track and began with dues information – after telephone reminders, all owing late fees have paid and are up to date – except for the one extremely overdue homeowner – and now something must be done – Dean (via Sharon) thinks foreclosure proceedings are better than small claims court – the property is listed as a LLC and over \$700.00 is owed in dues and late fees – our lawyer will be consulted
- Notes: yes to stucco, yes to maintenance free siding, yes to new look of neighborhood, no to increasing height of properties
- Letter of request for a 6 ft privacy fence on the front of the property but specifications were not included – Sharon will request more information
- E-mail was received from 6870 Totara re: fence change and tree removal – Sharon will ask for a detailed plan
- Complaint was received re:dogs at 7572 Nikau (a rental) – when Sharon contacted the owner, she learned that dogs were not allowed and left the matter to the owner to contact the tenants
- The website continues to attract positive attention – cheers to Fred and Chester
- No up-date for Burgundy Park increased water use – the well company has not received info for a proposal
- Vicious dog: court date was postponed with new date in May
- Chester related his experience with a different aggressive dog situation – dog owners must be vigilant and responsible for their dogs' whereabouts and behaviors
- Joe passed round samples of various Dispute Resolutions and Reserve Fund Policies for consideration in order to create a definitive version for our HOA
- Jeff passed round copies of detailed budget components for capital improvements and suggested a cost increase proposal to \$25/yr with percentage increases (TBD) after that.
- One project high on many lists is replacement of the community sign at the Niwot Road entrance – Jeff and Sharon shared their proposal for a 4' x 3' stone, etched both sides – costing approximately \$2025.00 not including delivery and removal of the old sign – their information included photos of other neighborhood signs for comparison
- Marva will draft ballot initiative for dues increase which must pass for any future maintenance and improvements
- Fences: New paint color for Niwot Road fence west of entrance? – Uniform look and color for east of entrance Niwot Rd/79th St.? – Sharon will get photos and work with Joe for a visual explanation/proposal
- Sharon will check with lawyer re: property lines dispute and how to handle for future real estate transactions and concerns
- Western Disposal is getting very specific re: number of bags at the HOA collection point
- No word yet from Excel re: light poles
- Chester revealed info on theft from his car, and minor vandalism as a “heads-up” to random unkindness and crimes of convenience
- Hummer sent a proposal for snow removal from Totara/Miro – under 1 foot, \$80.00, 1 foot and above, \$160.00
- Jim Fudge is officially off the board and a replacement will be needed
- Neighborhood clean-up day will be in June or July
- Meeting adjourned 8:50pm --- Next meeting 14 May, Dean's house

Jane

Approved as amended May 14, 2007

