

Cottonwood Park West HOA Board Meeting – 8 April 2008
Greene/Lally House – All but Fred present – Guests: Justin & Page Zarecki

- Justin and Page presented extensive plans to change the exterior of their home and repair severe water drainage problems in their yard – Board approved the changes
- March minutes approved as amended to include inquiry of internal garage changes at 6967 Miro Ct.
- Dues update: still some problems with the usual suspects but progress is also evident with one or two – no word yet from the lawyer – Dean will give the office a call
- First Hummer payment is on the way – we save money if we pay in 3 installments (no...this is not for purchase of a fancy SUV!)
- The HOA owned fence west of the west entrance needs repair – one homeowner is shoring up his section – Board moved to pay for reasonable/limited repair costs for posts and cement – Jeff suggested we get a contractor estimate for over-all replacement – other homeowners behind the fence considering DIY help must first approach the board for approval.
- Extensive discussion ensued for Steve's draft of Rules Violations and Fines – Joe will check on-line for examples from other HOAs, Dean will include this subject when he calls the lawyer, and the May meeting will see more discussion
- An inquiry was made concerning the commercial or semi commercial use of the parks by non-residents – Board agreed that proof of general liability insurance and board approval would be required for residents. Non resident use is not permitted.
- Dead trees: regarding this concern, Steve presented the draft of a letter for Sharon to use when advising homeowners
- We need a budget for 2008-2009 and the one time only 7% dues raise – Fred, Dean, Jeff, and Joe are the committee
- Our wonderful newsletter will now be sent on a quarterly basis, (Jan, Mar, Jun, Sep) –
- Although Marva is moving (appropriately!) to Loveland, she will remain on the board and commute to meetings
- Steve has noticed needed maintenance on the basket ball rim and net in Central Park, and the entry fence at Manila Park – Board approved repairs
- Joe will perform oil change and tune-up on the tractor
- Try to attend the FAC wine and cheese 11 April and the Social 4 May!

Jane

Approved May 6, 2008