

Cottonwood Park West HOA

MEETING MINUTES 04/12/2011

IN ATTENDANCE: Jeff Lally, Sharon Greene, Dean Carpenter, Randy Blondeau, Justin Zarecki, Doreen Gross, Mat Taylor, Trent Merrifield, Taz Chaudry

GUESTS: Max Bigalow, Hardy Fredricksmeier

- Meeting minutes from March approved by the board.

MANAGER'S REPORT

- Follow up on any action items: Manager is not filing a lien on 2 properties due to the 6 month rule (rule makes filing a lien not be beneficial to HOA recovering monies).
- Financials provided. Manager reports that snow removal has been less than budgeted – everything else on the budget is as expected.
- Dues update: 6 people/homes are late for 2011 payment.
- Home sales: 6922 Totara sold for \$222K; 6802 Camila is now bank owned; 7685 Matai Ct. will be going up for auction in Mid-April (expected date 4/13/11).
- Some houses will be coming up for sale soon.
- Requests: all requests approved. Summary: 6802 Camila request for new roof, exterior colors, repaint deck; 7592 Nikau request for new exterior colors; 6842 Camila request front deck extension, new sidewalk, skylight replacement, screen for trash cans, extend eave over backyard patio (note new roof approved in previous request); 6744 Niwot Square requests addition of boulders/rocks in front yard.
- There is a party in Central Park scheduled for Saturday May 7th – this is a homeowner graduation party. There is an HOA party set for Friday, May 13th in Manila park – Randy and Taz offered to help.
- Community Organization – suggestion was made CPW HOA should rejoin this organization as it would help HOA stay current. Board considering – on hold until May.
- Firehouse update: foreclosure is in progress. Board instructed manager not to respond to emails as situation is being addressed.

OLD BUSINESS

- Tree sculpture park: Dean reported the grant had to be reworded; there is a meeting on 4/22; Dean to review the map on display at the Niwot market.
- Randy investigating the lease options for HOA land (sculpture park issue). No update.
- Mailboxes: group discussion held regarding placement, size of boxes, location. No final decision was made – still investigating options on mailbox size.
- Computer/WiFi: in progress; Chester to work with Sharon on finalizing configuraiton.

MAINTENANCE UPDATE: Jeff will arrange to spark up the sprinkler system.

NEW BUSINESS

- Jeff and Denise attended a meeting in Boulder regarding a parking plan in Niwot. They will tag team on this committee. The Niwot Community Association would like to have a CPW rep. to attend meetings. Jeff and Taz will tag team this one.

INACTIVE/ON-HOLD ITEMS: None

NEW ACTION ITEMS

- Dean to review Sculpture Park info and get something to post at the CPW community bulletin board.
- Sharon will continue conversations and questions with Monty from the USPS and Mat will continue working on design plans.
- Jeff to get water turned on.
- Dean to get information on NCA meeting times to Jeff and Taz.
- Sharon/Randy/Taz – coordinate activities for party on May 13th.
- No comments during around-the-room.

MEETING ADJOURNED at 8:40 p.m. – approved 5/10/11