

# Cottonwood Park West HOA

P.O. Box 421  
Niwot, CO 80544  
303-652-2537  
[www.cpwhoa.org](http://www.cpwhoa.org)

## Board of Directors

President  
Randy Blondeau  
303.652.6463

Vice-President  
Dean Carpenter

Secretary  
Taz Chaudry

Treasurer  
Justin Zarecki

Denise Chamberlain

Laura Hillstrom

Jeff Lally

Trent Merrifield

Chester Shans

*Manager:*

Sharon Greene  
303.652.2537  
manager@cpwhoa.org

## Meeting Notes for April Board meeting

Held: Tuesday April 16, 2013 at 6:30  
Lally House – 6842 Camelia Ct.

### Introduce any Guests – No Guests

All members in attendance except: Randy, Trent

### Member Forum

Previous minutes – Office waiting for April 2013 approved version

### Manager's report - Sharon

- Financial information - \$ in bank; No unexpected expenses
- Homeowner update: dues, home sales, requests, complaints
  - Dues: 6916 Totara lien released (dues caught up, 2013 paid)
  - 7755 Manila: new garage door, paint, flower box approved
  - 6842 Camelia – Request approved
  - 7679 Matai – replace with existing colors; will be submitted; note board didn't see it necessary to submit request if colors are the same
  - 6946 Totara – New garage door, flat panel approved; Back patio motorized awning approved
  - 7545 Nikau – approval for door painting – more purple
- Approvals since last meeting – 7675 Matai Shed, 7755 Manila garage door
- No Trespassing – dog issue is resolved; no sidewalk sales allowed on 79<sup>th</sup> outside CPW property
- Review Infractions at misc. properties – Discussed RV, sheds, boat in driveway, sauna, roof on play structure
- Boulder County Road PID – Sharon is attending for community; Sharon provide update at the Annual HOA mtg
- Boulder Cty. Vs. Niwot - Road realignment – discussed
- May 17<sup>th</sup> Party in the Park

### Website update – Chester

- Electronic Balloting – discussed; board to move forward with Chester's recommendations
- Community Contact Page – board noted the website is getting more and more awesome

### Maintenance report - Jeff

- Handy Helper Projects – discussion of projects
- Report from Cocal meeting for relandscaping ideas - discussed

# Cottonwood Park West HOA

P.O. Box 421  
Niwot, CO 80544  
303-652-2537  
[www.cpwhoa.org](http://www.cpwhoa.org)

## Old Business

Covenants, Rules and Policies

- Continue review of new documents in prep for distribution to members – Dean finished work with lawyer; Sharon has finals
- Voter's synopsis
- Policies – sheds standards, fence standards, etc. – Policies sent to the lawyer for review; Rules & Regs: Sharon to have a short list  
CPW Homebuyers Guide – In progress (Taz will help)

## New Business:

Long Term Planning

## Inactive/On-hold Items

79<sup>th</sup> St. entrance sign  
Sculpture Park  
Volleyball Court  
Bylaws, etc. online

## New Action Items, Around the Room

Adjourn: 8:25pm

Approved as written: 6/24/13

## ACTION ITEMS:

1. **Sharon to draft letter to 7745 Manila regarding RV.**
2. **Sharon to follow up on trailer infraction.**
3. **Dean and Chester to work on voting Guidelines process.**
4. **Sharon to send out Policy Guidelines for review (email)**
5. **All: review the email voting information.**
6. **Sharon to draft a shortened version of the Rules and Regs.**
7. **Dean and Sharon:** draft short synopsis of changes to Covenants.
8. **Taz and Sharon:** work on the Buyer's Guide – pull out the changes and create a listing to be given to new homeowners.
9. **Dean to map pot holes and give it to the County for fixing.**