

Cottonwood Park West HOA Board of Directors

MEETING MINUTES 4/15/14

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

OPENING – WELCOME & GUESTS:

- Called to order at 6:35 p.m. No guests
- March minutes will be reviewed and approved via email.

MANAGER'S REPORT:

- End of 1st quarter – 2 homes not paid. Sharon to follow up.
- Requests/Approvals: 6842 Camelia timbers; 6953 Totara exterior paint; 6949 Conifer exterior paint; 6957 Totara exterior paint; 6950 NSD front porch railing.
- No homes currently for sale. (1 home is about to list)
- Time to transfer money from the checking account. \$10,000 to savings and \$5,000 to reserve. Hopefully another \$5,000 to reserve by summer. Laura and Sharon to work on banking matters.

WEBSITE UPDATE:

- Our service provider was hit by a bug but things seem fine now.
- Original (current) CC&Rs are not on website. Sharon and Chester to rectify.
- To be transparent about HOA-related costs when buying a home in CPW, Sharon will provide closing status letter to Chester for website.
- Website is behind on minutes and newsletter. Sharon will send files to Chester.

MAINTENANCE REPORT – ACTIVE ITEMS:

- Mowing has begun.
- Mal-functioning mailbox light has been replaced.
- NBA, Jeff and Cocal met regarding zone box and drip to Blue Spruce tree. Cocal to provide bid, CPW to draft agreement.

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

- 74 homes have voted (or 54%). Progress, but still a long way to go. Chester will keep communicating with the non-voters.

NEW BUSINESS:

- Off-site owners (aka landlords) are starting to ask for receipts. For now it's not a problem but automatic receipts with a fee involved could be a future solution.
- Improvements without asking for approval – how to handle? A gentle letter that “the board noticed you did [improvement here] but didn't submit a request for approval. This project would have been approved but we do need the request for your records. Please submit and the board will retroactively approve.”
- Is CPW responsible if a kid is climbing a tree in Central Park and gets hurt? Short answer: we are insured for that, although not technically responsible.

ACTION ITEMS:

- Sharon and Laura – banking matters
- Sharon and Chester – documents for website

AROUND THE ROOM:

ADJOURN: 7:43 pm

Approved 5/20/14