

Cottonwood Park West HOA

MEETING MINUTES 08/09/2011

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

GUESTS: Shawn Padilla

- Meeting minutes for June approved; Annual meeting minutes to be written up and sent out.
- Motion made by Taz to appoint former CPW board member Fred Thiele to fill position vacated by Mat Taylor. Board unanimously approved. Several home owners expressed an interest in the open position and were considered; preference was given to Fred because of his previous service on the CPW HOA board. Fred originally left the CPW HOA board due to a job relocation.

FOLLOW UP ON ACTION ITEMS FROM PREVIOUS MEETINGS: none

MANAGER'S REPORT:

- Financial information – 14K spent on the mailboxes.
- Homeowner update: a couple of houses are 2 quarters behind in dues; Sharon will contact them – if not paid a lien will be filed. Sharon provided an update on what is recoverable if dues are not paid: if house is sold thru normal process HOA gets past dues at time of sale; if house in foreclosure and it completes the foreclosure process, the bank is responsible for 6 months prior to foreclosure – from foreclosure to sale no one is responsible for HOA dues; if house in foreclosure and it goes to auction then no one is responsible to pay back dues.
- Annual meeting review: trash can rules for September newsletter, parking for mailbox pickup, fences – tabled for later discussion

MAINTENANCE REPORT

- Snow contract reviewed for upcoming year: Board approved a two year contract with Ward.
- Weed spraying: board investigated dilution of chemicals; update: not possible due to FDA regulations. Board will modify spray schedule to a Fall/Spring application when kids are in school
- CSU Extensions for watering recommendations – per Dave Mateer it is free; board to follow up with Dave and see if he would like to lead the project.
- Zone boxes: Jeff provided an update – he met with contractors about redoing the zone boxes; cost is about 800-1000 to rebuild existing boxes; New plumbing for zone boxes is about 3000-4000 a box; CPW has 4 boxes. Consensus of board is to finish current mailbox project and discuss zone box issue at future meetings.

OLD BUSINESS

- Tree sculpture park: no update; Tree Trimming discussed – there are 2 cottonwoods, 2 oaks in playground area, trimming of park branches away from homeowner roof/property (safety danger) and 2 pines at 6922 and 6923 Totara that need trimming. Tree care will be \$1175 – board voted yes on using funds for tree maintenance and care.
- Niwot Parking/Transportation Group: Jeff met with group on 7/26 in a 2 hour meeting; A company was hired to look at transportation and parking in Niwot; Next meeting is 9/8.
- BC Road Maintenance update: no updates.
- Mailboxes: construction to begin soon; Jeff, Randy, Kevin Connelly, Fred and Sharon unloaded the truck when the mailboxes arrived. Thank you to the volunteers. Review of 2 concrete bids from companies recommended by Justin and Steve & Leslie. The board decided on Spalding.

NEW BUSINESS

- Taxes – Sept. 15th – Dean and Sharon are working on this.
- New lawyer – Randy is investigating.
- Review of meeting schedule.
- Discussion of new ideas for email approval (to be discussed at next board meeting).

INACTIVE/ON-HOLD ITEMS:

- Niwot Rd. Fences – Niwot Scout Troop 161

MEETING ADJOURNED at 8:15 p.m. – minutes approved 10/4/11