

Cottonwood Park West HOA Board of Directors

MEETING MINUTES 8/19/14

IN ATTENDANCE: (alphabetical order) Randy Blondeau, Taz Chaudry, Laura Hillstrom, Sharon Greene, Art Paolini, Chester Shans, LJ Suzuki, OUT: Dean Carpenter, Denise Chamberlain

OPENING . WELCOME & GUESTS:

- Called to order at 6:40 pm. GUESTS: Theoretically Jeff Lally
- Welcome Art Paolini to the board!
- Officers remain the same
- In Dean's absence, Sharon will take minutes

MANAGER'S REPORT:

- Awaiting July 2014 and Annual 2014 minutes
- No financials, requests or approvals. Two homes are 1 quarter behind; late fees apply. 6912 avoided repeat of a lien by paying the year in full.
- Two homes sold. 6906 Totara \$321,000; 6973 Miro \$261,000. No homes currently for sale.

WEBSITE UPDATE:

- Election information has been removed for the time being. Will be re-instated when voting starts.
- Sharon and Chester to connect and make sure website is updated with dates and documents.

MAINTENANCE REPORT . ACTIVE ITEMS:

- No movement on the Water Agreement.
- Sharon met with Luis at Cocal to discuss several problems, indicating that Cocal could be in jeopardy of losing the CPW contract. Luis expressed grave concern and seemed enthusiastic about showing improvements in all areas moving forward.
- Sharon got an estimate from John's Water Well for a 2nd new pump (to replace the original, usually non-working pump). Having two good pumps running alternately will save wear and tear plus ensure function if one pump has a problem. Today's price approx. \$3,600. Work would occur in spring and prices could increase. Sharon to connect with other TRI-HOA members and with their approval, the board approved this project. Sharon will check about warranty, purchasing the pump now for spring installation, and whether John's would credit for old pump trade-in.
- Arborscape provided an assessment and estimate for maple treatment, aspen removal, cottonwood removal, major cottonwood pruning and misc. trimming. Sharon to authorize maple treatment and gather two additional estimates for the other proposed work.

NEW BUSINESS:

- Annual Meeting . Lack of Attendance. Is it lack of interest? Is it the summer date? Is it the day of the week? Whatever it is, the board wants to know and re-evaluate. Poll to be taken. Stay tuned.
- Election . Wait until spring or start up again right away? The latter wins and for the purpose of this specific plan, no changes will be made to the existing proposed CC&Rs. September 15 e-voting will begin. Prior to that date, Randy will draft an explanation to the members, Sharon will design a flyer, board members will hand-deliver that flyer to houses. Once e-voting begins board members will begin manning a table at the mailboxes, Sharon will directly contact off-site owners. Oct 14 door to door campaign begins. Nov. 14 election ends.
- 9th Board Member . Jeff noted it was important to him to help see through the CC&R project and offered to renege his resignation and finish serving his original term (which expires in 2015). His offer was met with enthusiasm and accepted.
- Meeting Dates . Meetings will continue to be the 3rd Tuesday of the month. Definite exceptions are September (23) and October (14). Sharon to send out schedule, board contact info, and proposed CC&Rs to board members.

ADJOURN: 8:34
Approved 3/17/15

