

Cottonwood Park West HOA

MEETING MINUTES 12/06/2011

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

OPENING – WELCOME & GUESTS:

- No Guests. November Minutes to be sent out and approved online.

FOLLOW UP ON ACTION ITEMS:

- Covered during the course of the meeting.

MANAGER'S REPORT:

- Financial info – Sharon might need to transfer \$1000 from reserves into checking to cover regular bills until the funds come in at the beginning of the year.
- 6916 Totara: lien filed; Homeowner to send check.
- Home sales: 7694 Nikau: sold for \$189K; 7786 Nikau: For sale – listed at \$329,000, there will be an open house in the coming weekend; 2 house are for sale (Firehouse and Molly's house on Totara)
- No complaints submitted from residents.
No update on search for a new HOA lawyer.

MAINTENANCE REPORT – ACTIVE ITEMS:

- Bids for new pump – no update.
- NutriLawn – off the table; board will not be pursuing this company as a vendor.
- CoCal: price was not raised for next year service; Sharon to get new bid that includes better lawn health which will raise the price (email approval followed); HOA discussed being more proactive on lawn care to cut down on spraying. Board also asked Sharon to write a letter to Cocal bigwigs praising the work of Luis and crew.
- Mailboxes: board discussed options for lights including the cost for solar; Solar lights are the temporary cost effective solution discussed. Board is also considering options for a bulletin board and bench. No decision made.

OLD BUSINESS:

- Tree sculpture - no planning grant received. Dean is crafting a letter to send out. No new traction on this.
- Niwot Transportation update – none.
- Road Maintenance: there is a meeting at the Niwot Grange at 7p on 12/8, Wednesday night.
- EOY Packet; change of rules and updated policies are on hold until summer. Meantime, each board member will review and modify policy ideas from Quail Crossing HOA for discussion at future meetings. Key issues: fines for not getting approval, time frame for getting approval; time frame for liens and/or small claims; tree houses and play forts, time limit on project completion, etc.

ADJOURN: 8:04p

Action Items:

- Sharon to send letter to CoCal about our happiness.
- Jeff and Sharon to meet with CoCal to see if there is a price difference for upcoming year and services.
- Jeff to order 3 solar lights as a temporary lighting solution.
- Board Members: give thought to options for the bulletin board and conversation area.
- Board Members: review end of year packet and give feedback.
- Board Members: review individual rules and regulations sections for input on how to improve CPW HOA rules and regulations (with the goal of providing simplicity and consistency and updating rules and regulations to be in line with 2012 needs).
- Taz: please finish the meeting minutes or you are fired as the Secretary. Oh wait – that's not really incentive, is it?

Approved 3/8/12