

## **Cottonwood Park West HOA Board of Directors**

MEETING MINUTES 12/16/14

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

OPENING – WELCOME & GUESTS:

- Dean and Sharon are working on correct versions of minutes for July - November

MANAGER'S REPORT:

- No financials this month.
- Several homes are late in dues. 7644 Nikau Dr is late for 2<sup>nd</sup> quarter.
- 2 homes are up for sale, one for \$385k and one for \$374.5k
- There were no requests for approvals and no approvals granted since last meeting.

WEBSITE UPDATE:

- Website has been updated with minutes and new data as available.
- Some links have changed and a photo gallery added for residents pictures.

MAINTENANCE REPORT:

- Tree maintenance was done in Central Park. Randy requested a bid for stump removal in all of the common areas for the February meeting.
- Luis from Cocal met with Sharon and Jeff re: subpar performance this year. Our contract expires on 2/1 and they are working on a new proposal. We may go month-to-month until contract is discussed in our February meeting. Randy requested an email highlighting points discussed during a future walk-thru (Sharon, Jeff, Luis).
- Denise brought up need for tree replacement in Central Park. Jeff discussed the history of this and the need to convince the members of the importance. LJ suggested we have a sound proposal to present at annual meeting. Sharon has an analysis of our dying trees from ArborScape.

OLD BUSINESS: (CC&Rs Election Discussion)

- Discussion centered on section 5 and the desire to take out "rules" that should be covered in the Rules & Regulations doc to make them flexible. Each subsection was discussed and the changes will be presented when new doc is finalized for member discussion and voting.
- Board is tasked with study of section 6 for next meeting.

OLD BUSINESS: (Sculpture Park)

- Board discussed the need for some entity to take charge of maintenance of this area.
- Denise suggested we go straight to the county.
- After discussion, Denise and Dean agreed to meet with Biff Warren about ownership of the area.

NEW BUSINESS: (End of Year Letter)

- Letter will be 2 page review of year's accomplishments.
- Packet will include dues coupons.

ACTION ITEMS:

- Sharon will get tree analysis out, email about CoCal, finish the EOY letter, and send out new CC&R edits.
- Dean/Denise – to talk to Biff.
- Chester will send out a transcribed version of the original photocopied covenants.

AROUND THE ROOM:

- We will have a January meeting this year to discuss the CC&R changes.

ADJOURN: 8:12 pm

Approved 3/17/15