

Cottonwood Park West HOA

Meeting Minutes - 2/8/2010

In Attendance: Dean Carpenter, Taz Chaudry, Randy Blondeau, Paul Gibb, Sharon Greene, Margaret Hess, Jeff Lally, Trent Merrifield, Steve Omerod, Meri Gibb

Our guest, Mary Gibb, opened the meeting with a report on the visit from the state economic development team (OEDIT). Many businesses and neighborhoods were represented. There was much interest in the proposal for the tree-carving area. However, the #1 priority at this time is probably effective signage near the Diagonal.

As there was no meeting in January, the minutes for December were approved by email.

Next topic was action items from previous meetings.

- 6987 Miro Ct. (house fire): insurance settlement reached. Contractor has met with Sharon to discuss architectural guidelines and dumpster placement, etc.
- new trash can placement: ground too frozen.
- neighbor-to-neighbor dispute on Totara: no longer an HOA issue.
- No parking signs: solution still under discussion.
- New street signs: Steve surveyed the needs and Sharon will report to county.
- Website: Chester has been updating

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Manager's report.

- Financial: 32 owners have paid full-year so far so income is up for the month and tracking to last year.
- 5 owners are overdue, in contact w/Sharon and making arrangements.
- 3 homes are up for sale at about \$325K.

Maintenance.

- Tree planting: bids coming in at about \$400/tree including digging of hole. And about \$45 to water per trip. Board approved 3 trees for Manila Park. Steve will supervise.
- Sprinkler zone boxes: Cost is \$2000 (\$500/box). Board approved repairs.
- Street maintenance: nothing new until spring.
- Well house: Bids coming in around \$16K for new house, new plumbing/wiring, extra pump. This will allow better access, consistent water supply, and easy access for repairs (which we should save money on in the near-term. Burgundy Park and East Meadowdale, which share these resources with us, will contribute based on usage. We project at least a \$4500 contribution, but it may be higher. A motion was made, seconded and approved to allocate up to \$11,500 in funds from the reserve fund and 1 or more HOA CDs for the well house and pump reconfiguration as presented by Jeff. Sharon and Dean will present the project to the other HOAs.
- Organic weed control: one resident researched the issue and echoed the Board's findings that getting good organic weed control was difficult and costly.
- County road improvement update: there continue to be county-wide meetings w/the Transportation Dept. about this. For a wealth of information, please go to <http://www.bouldercounty.org/transportation/SubdivisionPaving.htm>
- Cocal contract renewal: proposal is close to last year's. They will use a new time-release fertilizer to eliminate brown-outs and super-green spots. Initial intent was a two-year "trial" period and this will be the second year. Board approved.
- There was a competing bid from EBS, but Sharon and Jeff are not satisfied with their ability to perform.

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Meeting was adjourned as the clock struck 9.

Approved as amended 3/8/10