

## **Cottonwood Park West HOA**

MEETING MINUTES: Tuesday, February 8, 2011 @6:30p Lally House

IN ATTENDANCE: Randy Blondeau (Vice Pres.), Justin Zarecki (Treasurer), Taz Chaudry (Secretary), Jeff Lally (Member), Trent Merrifield (Member), Mat Taylor and Manager Sharon Greene (who led the meeting per Dean's direction, and took minutes).

- **Introduce Guests:** None
- **Review Meeting Minutes:** Dec. 2010 and Jan 2011 minutes were approved.
- **Manager's Report:** Burgundy Park finally paid their outstanding bills. Hooray!
  - Two long time accounts still not paid and not intending to pay. One is in foreclosure process, the other to be sold via bank. 26 have already paid for full year 2011 to help the mailbox coffers!
  - 7566 Nikau Ct. sold, 6922 is closing soon.
- **Maintenance Report: Active Items:**
  - Tree Care: Sharon got notice from Arborscape to save 5% off 2010 prices if we commit to same for 2011 and pre-pay. Board agreed this maintenance has been well worth the cost and the company has been terrific so Sharon will pay in advance.
- **Old Business:**
  - **Tree Sculpture Park**
    - Dean provided a printout with latest notes on sculpture park. There is great interest in turning the corner at Niwot and 79<sup>th</sup> and using the CPW land on the corner; the board agrees to a land-use/lease concept. Interest in the idea is growing, as is the concept itself; a town meeting is scheduled at the grange on Feb. 9. Dean is leading the meeting; let's be there to cheer him on!
  - **Accountant and Taxes:** Dean has been researching our tax situation, including meeting with another CPA for a 2<sup>nd</sup> opinion. Based on all findings, the board agrees that Joe Moore will no longer be the CPW accountant as the board does not feel he has been working in our full and best interest by keeping us and himself informed on HOA tax policy. CPW will file its own taxes for the previous year, using a new 1040H form, specific to HOAs. Prior to next filing, we will find a new accountant.
  - **Rural Route Supervisor/New Mailboxes:** Mat is taking the lead on this project. He will continue to work on designs to present, and will contact companies for pricing of boxes only, as well as prices from companies for a complete install w/materials. Sharon will provide Mat will all mailbox-related info on file including info obtained from the USPS.
  - **New Computer and Database:** An unexpected jump from the inactive list; Chester donated a laptop to the HOA and has helped Sharon get info transferred and the computer up and running. Dean helped with the accounting file transfer. A Board member will donate a wireless card and Joe Betts will show Sharon how to use free wi-fi in Niwot. All of the HOA-related business can now be done on one computer not owned by Sharon (except for now, emailing). Chester will also work with Sharon and Jeff on a database creation for tracking approvals, maintenance needs, etc.
- **Inactive/On Hold Items:**
  - Zone Box rebuild & Niwot Rd Fences
  - Niwot Rd. Fences – *Scouts have an interest in tearing down when it's time. Niwot Pack 161.*
  - Next step for trash can rules
- **New Action Items:**
  - Dean and Sharon to complete taxes by March 15 deadline, and Dean to talk to Joe Moore
  - Mat to jump start Mailbox project.
  - Sharon will get a wireless card and meet with Joe for wi-fi instruction.
- **Round the Room:**
  - Sharon advised the board of a 20-something resident with cancer; fundraising at the Tavern. Sharon will not send an email but will post the notice at the BB.

**Meeting adjourned at 8:00 p.m.**

**Approved 3/8/11**