

Cottonwood Park West HOA

MEETING MINUTES: Tuesday 02/26/2013

IN ATTENDANCE: Jeff Lally, Sharon Greene, Denise Chamberlain, Justin Zarecki. Randy Blondeau, Dean Carpenter, Laura Hillstrom, and Taz Chaudry. Missing: Trent Merrifield, Doreen Gross

GUESTS: Chester Shans

MEETING MINUTES: 100% caught up on CPW HOA Meeting minutes

MANAGER'S REPORT:

- Financial information – 14K in checking (after tree care paid for); 23K total in checking, reserve and savings. Note: Tree care is paid in full for the year (CPW receives a 5% discount for payment in full); cost for tree care is down by about \$200 this year.
- Homeowner update – no complaints.
- Homes for Sale: 3 homes for sale – list prices (approximate) 6963 Miro 240K, 2 on Nikau 320K and 317K.
- Dues: 33 properties paid in full for the year; 3 people are behind 1Q and are in contact with the HOA manager.
- Requests: no new requests; 6880 Totara swamp cooler was approved; 7687 Matai had backyard work approved.
- Doreen resigned from the board. Chester Shans volunteered to step in for duration of term. Board unanimously agreed to Chester filling the vacant spot until re-election time.

WEBSITE:

- Chester provided an update and proposal for web site changes. Thank you Chester.

MAINTENANCE REPORT

- Jeff provided update on HOA Handy Helpers – 20 people and families volunteered to assist.. Nice job Jeff!
- Jeff met with Luis from CoCal to discuss long term planning and how to reduce water consumption. Jeff suggested sampling of ground pH for problem/no-grow areas.
- Jeff to meet with CoCal landscapers to look at possible landscape options to reduce water & fence damage.
- CoCal removed a bush on Totara, cleared off Maple limbs by Andy's house and cleared around Miro Ct sign.

OLD BUSINESS

- Board discussion of Covenants and Policies and interactions with the lawyer. See Action Items.

NEW BUSINESS

- Long Term Planning – pending; this is an action item for on-going review.
- Note: board commented on how HOA To-Do items on the planning list from 7 years ago have all been done. Nicely done CPW HOA board.

INACTIVE/ON-HOLD ITEMS:

- 79th St. entrance sign
- Parcours in Park
- Road PID
- Sculpture Park
- Volleyball Court
- Bylaws, etc., online

NEW ACTION ITEMS Reviewed:

1. ALL: Board members to think about web site additions and provide feedback and ideas to Chester via email.
2. Jeff: Send a Thank You email to the people who volunteered to be HOA Handy Helpers.
3. Jeff: walk the property with CoCal landscape architects (sometime in the next few weeks) to get ideas about water conservation options and landscape options.
4. Sharon: start putting together a Buyer's Guide that indicates what the HOA is responsible for to provide existing and prospective homeowners an idea about what is covered with HOA funds.
5. Sharon: send the Covenants, with input and requests for clarifications, to the HOA lawyer.
6. Sharon: get input from lawyer regarding Voting by Proxy – this would be added to the amendment section of the covenants.
7. Sharon: send Policy questions from board discussion to Dean.
 - Change "shall" to "may" regarding charging of HOA late fee for dues
 - Add section about perpetual late fees per quarter
 - Get clarification on Dispute section item 1 – is this between HOA and home owner
 - Add objectives to the Reserve Replacement Fund (describe uses for reserve fund)
 - Ask about clarification/addition regarding Adoption and Amendment of Policies
8. Dean: contact HOA lawyer regarding Policy input.
9. Chester: look into security issues for electronic voting.
10. Randy: send note to Sharon that contains a draft email with timelines for electronic voting.
11. Sharon: get Signature card from Bank for Randy's signature.

AROUND THE ROOM:

- Justin mentioned limbs in Central Park need trimming; low-hanging hazard.

MEETING ADJOURNED at 8:08 p.m.

Minutes approved March 3, 2013

NEXT MEETING: 26th March 2013