

## ***Cottonwood Park West HOA***

MEETING MINUTES for Special Meeting in January: Jan. 20, 2011 @ 6:30p Lally House

IN ATTENDANCE: Dean Carpenter (Pres), Justin Zarecki (Treas.), Jeff Lally (Member), Trent Merrifield (Member), and Manager Sharon Greene (who took minutes). Prior to the meeting Dean talked individually with Taz, Denise and Randy and arrived at the meeting with their proxies.

**Request for Approval** – 7634 requested to replace three windows to match new windows installed in previous year. Approved.

**Tree Sculpture Park** - Things are moving ahead with park planning and Dean continues to facilitate communications between Niwot and Boulder County organizations and CPW. The plan has grown to include more than the original area along Niwot Rd. It now includes a portion along 79<sup>th</sup> St. Dean met with Boulder County Transportation, has looked at various site surveys to determine easements and reviewed this info with the board. CPW agrees to the idea of including the additional section. Dean and CPW lawyer (Mr. Warren) discussed our options for letting this land be used and it was agreed that a long-term lease, with all insurance, ownership and maintenance issues spelled out, would be in CPW's best interest. He will present CPW's ideas at the next "Park" meeting and see where things go from there.

**Accountant and Taxes:** Sharon received a letter from the accountant regarding our pending tax return and the virtual carry-forward money. Confidence in the accountant is waning and Dean will pursue a 2<sup>nd</sup> opinion before any decisions are made. A complete update will be given at the February meeting.

**Meeting adjourned at 8:00 (ish)**

**Approved 2/8/11**