

Cottonwood Park West Homeowner's Association
Board Meeting Minutes
July 9, 2007

Attendees: Jeff, Sharon, Fred, Dean, Trent, Marva, Jane, Joe

Mangers Report

- Fiscal Year report provided and is being sent to accountant
- Expenses came within \$103 of exceeding income.
- There are \$1385.38 in dues outstanding (\$740 is Lucas).
- Six owners have not paid second quarter dues as of fiscal year end.
- Note that those that pay for the entire year are not recorded as income until the quarters dues become due.
- Dean will investigate foreclosure of way overdue property with lawyer.
- 7771 Nikau is in foreclosure proceedings. Appropriate paper will go to lawyer.
- Three homes with contracts closing this month.
- Homeowner request to relocate trim approved by Board.
- Homeowners bordering Manila park have requested mowing of tall grass in the park.
- Rush Management has provided a bid for Totara and Miro pavement maintenance. Only bid received as of this meeting. Bid is for \$8166.00 to remove speed bump, patch cracks, paint new yellow crosswalk warnings, clean Totara and Miro cracks, seal Totara and Miro cracks, and apply a seal coat (coal tar and latex) to all of Totara and Miro.

Other Business

- Annual meeting agenda approved. HOA will provide drinks. Setup at 4:30, start pot luck dinner at 5, and start meeting at 6.
- Board members will go door-to-door to promote voting and answer questions about ballot issues.
- COMCAST has been contacted several times about repairing damaged cable box at Niwot Square and Niwot Road. They have not responded.

June 11, 2007, minutes read and approved with minor editing.

Meeting adjourned.