

Cottonwood Park West HOA – Board Meeting – 8 July 2008 – Greene/Lally House
All present but Fred and Lea

- June Minutes approved as read
- We are at the end of the fiscal year and we have saved money, have cash on hand, and we have a terrific budget planned for delivery to the homeowners – thanks to the budget committee and especially to our great manager! – a \$50.00/month raise for the manager is proposed and unanimously passed with Jeff abstaining (though he is the only one who *really* knows the great amount of time Sharon devotes to our community!) – the budget is approved
- Dues: 5 homeowners yet unpaid for second quarter, but Mr. Long-overdue HAS paid for 2nd quarter and \$100 towards account – Sharon will send follow-up letters of encouragement
- House on Nikau (7562) sold but no Reserve Fund check has been received in spite of many inquiries by Sharon to the title company – we will now involve our lawyer
- 6802 Camelia requests permission to erect posts for a swing – Board approved
- Complaint: playground surround needs fixing – not budgeted for this year but Blondeau family will check into costs and let us know
- Complaint: repair of Central Park sidewalk – in the budget, will be fixed
- Sheriff will be contacted to tow two unlicensed vehicles
- A note from 6926 Totara with inquiries re: speed bump replacement (not in the budget this year and maybe never) and could someone use adverse possession ruling for acquiring bits of our open space? Sharon will check with our lawyer for the best interpretation of this
- Insurance for for-profit users of the parks: Teen Theatre is covered, potential yoga teacher will look into getting a policy
- Jeff presented suggested color palette for shed, notice board, signs, etc. – Board approved and painting will begin this Friday
- Due to some disappointing results, we will no longer do business with Rush Management
- Seeking project bids: 1) valve box repair: Hummer; 2) sidewalk concrete: Joe; 3) playground surround: Randy Blondeau; 4) BB asphalt: Jeff; 5) Niwot Rd. fence: Steve; 6) landscaping: Dean
- Field mowing: Hummer suggests we hire a retired farmer friend of his – with his own tractor for \$85/hour – okay by board
- Joe gave information about the bid from OrganoLawn – Board approved one treatment in September for irrigated areas – Joe will contact Organo and put them in touch with Sharon.
- Sharon will try to organize a meeting of representatives of all three HOAs to discuss East Meadowdale's extra pump in the pump house – good luck to her
- Is it possible to install only one rain-delay device to control watering in all three neighborhoods? Sharon and Jeff will investigate
- As noted by several residents, the sprinklers on the west end are looking weak – Hummer suggests installation of a zone doubler for about \$300 including labor – Board approved
- The HOA Policy Book is ready but signatures needed – Dean will comply
- Annual Meeting: set up at 4:00, potluck at 4:30, meeting at 5:30 presented by Dean – Sharon will provide handouts of last year's minutes for approval and also the agenda for this year - Jane will do this year's minutes in record time so the August Mailing can be done in August!
- Jeff suggested buying two plastic tables at a good price from Home Depot – Board approved
- Meeting adjourned – see you at the Annual Meeting , July 20th!

Jane

Approved 8/12/08