

Cottonwood Park West HOA Board Meeting – 10 June 2008
Carpenter's House – All present but Lea

- Minutes approved as read with inclusion of absent board members list: Fred, Trent, Steve, and Lea
- Financial: not much to report but one house finally sold, 7562 Nikau Dr. and one house still for sale, 6905 Conifer Ct. which is slowly catching up with past dues and cannot be sold without all dues paid
- Comments and complaints:
 - 7629 Nikau Dr. and 6724 Niwot Sq. have weed problems, they will be seen to
 - Manila Park needs to be mowed
 - Loud music in the night – Sharon sent great e-mail to squelch it
 - Car repair work at 6962 Miro is getting out of hand – too much noise too early to late in the day and too many broken vehicles – discouraging the kind neighbors and potential renters – Sharon will handle this with superb letter
 - The volleyball court is being weeded by a volunteer and other volunteers are adjusting the net height for vball and badminton – HOORAY for volunteers other than the board!
 - Bad dog/good dog incident handled with owner apologies and a letter from Sharon with leash query
- Request for change of fence and driveway at 6967 Miro Ct. approved by Board if owner receives approval from Mtn. View Fire Control for proper clearance around the fire hydrant on the property
- The troublesome renters at 6871 Totara have moved on – the house may be for sale?
- A long-time resident thanked Sharon and the Board for doing a great job! HOORAY
- The garage sale went well but thoughts are that we should have it later in the summer; maybe August next year
- Our perpetually long overdue dues resident is beyond annoying so Sharon will begin small claims court action
- Sharon still seeking e-mail addresses for all connected residents – has about 50 so far
- Hummer will be hired for late June mowing of the open areas
- Jeff needs help seeking bids for contract work and follow-up as work is progressing and completed – Joe, Steve, and Fred will help to get this done for 'juniper' landscaping, lawn care, sprinkler box rebuild, and park sidewalk repair - Joe will contact and meet with Organo Lawn
- Tarmac sealing of Miro/Totara will cost \$3500 for spray beautifying or \$7100 to properly seal the cracks via squeegee
- Proper repair of the park sidewalk will cost between \$1200 and \$1300
- Joe suggested rain-delay devices be installed on the sprinkler system to avoid watering in the drenching rain and promote water conservation – we can get an estimate from Hummer but all neighborhoods sharing the system must put sensors on all controllers – Sharon will ask Hummer if they have a map of the watering system and if so get a copy for the Board
- Dean will send the completed Rules and Regs file to Sharon for printing
- Budget: Based on 7% dues increase beginning January '09 – all estimates conservative – reduced sprinkler system amount will be used for the 'juniper' area – pump house security is priority to avoid danger and liability – Joe will tackle this and get bids – final budget should be ready for next meeting depending on info from Joe
- Policies documents: Dean will have ready for the next meeting and will also finalize the Annual Meeting agenda to include: last year's minutes approval, budget, rules/regs, accomplishments, news
- Present Officers will continue for the next year; open nominations for one board member since Lea has been absent too much of the time
- Steve suggests that we adopt a 10-year plan to replace cottonwood trees with hardwood or hardier trees such as ash, locust etc. – he and Joe will check out possibilities at the tree farm
- No Common Interest Magazine renewal – it is more condo-oriented but good info has been gleaned
- Gathering to prepare for the Annual Meeting: 8 July Greene/Lally house – 6:30pm
- Try to attend the Solstice Party and Teen Theatre presentation – Friday, 20 June – Meeting Adjourned