

Cottonwood Park West HOA

MEETING MINUTES 06/14/2011

IN ATTENDANCE: Denise Chamberlain, Jeff Lally, Sharon Greene, Dean Carpenter, Justin Zarecki, Doreen Gross, Mat Taylor, Trent Merrifield, Taz Chaudry (Out: Randy Blondeau)

GUESTS: No Guest attended

- May meeting minutes to be distributed to board, reviewed and approved via email method.

MANAGER'S REPORT:

- **Follow up on any action items:** Covered during the course of the meeting – see below.
- Financial discussed under the New Business (Budget) section.
- Homeowner update: no home sales
- Dues update: Outstanding dues on 2 foreclosures; 2 homeowners dues are late; 7685 Matai has been invoiced (foreclosure) for outstanding dues.
- Garage sale date: July 9th ; Note: 38 people attended the May CPW community party.
- Some homeowner complaints about the Reception in park – otherwise event went well.
- CPW Annual meeting date: July 16th

MAINTENANCE REPORT

- Irrigation update: Jeff reports the system is working; No pump resets required like last season.
- Weed Control Scheduling: CoCal is adjusting the schedule – spraying postponed until the Fall. Board discussed input from CoCal (organic weed control not effective). Board discussed how to get community engaged; Mat to ask homeowners opposing spraying if they would be willing to be the contact for mobilizing community involvement – those opposed to spraying can bring ideas, suggestions and volunteer for weed mitigation. Sharon to send an email to residents requesting attendance at annual meeting to share ideas and propose solutions.
- Project retrospective: CPW Board has proceeded on a course to get weeds in the park under control; spraying has gone from 3-4 times a year to 1; Next step is to get input at the homeowner's meeting and community involvement – what are the options, what needs to happen to build healthy strong grass, etc.

OLD BUSINESS

- Tree sculpture park: Dean reports that GoCo did not pick Niwot's proposal; Steering committee to meet again to discuss options. Impact – project is stalled.
- CrossFit is still using CPW land; Board instructed manager to send cease use letter; liability concerns.
- Jeff provided an update on the Transportation Group and requested input. Dean commented on visit by the office of economic development and how suggested improvements matched community input.
- Mailboxes: Board decided to put sidewalk to mailboxes on the right of way and to not ask about curb cuts until the issues is raised by others (cost consideration); CPW HOA is waiting on approval from USPS for final design input; Mat to follow up with USPS; Board voted on sand colored mailboxes. Sharon to follow up on touch-up paint and engraving on boxes.
- CPW Treasure approved CPW Manager's use of debit card to purchase mailboxes after labeling issue is resolved.

NEW BUSINESS

- Budget: board reviewed budget in preparation for annual meeting.
- CPW HOA Board recognized improvements made over the past few years and recognized CPW Manager Sharon for her excellent service and commitment.
- Board member term for Taz Chaudry is up for re-election (3 yr service term expires July 2011)

INACTIVE/ON-HOLD ITEMS:

- Zone Box Rebuilds
- Niwot Rd. Fences – Niwot Scout Troop 161
- Trash Can Rules – next step

AROUND THE ROOM: Concern mentioned about overgrowth of thistles in yard.

MEETING ADJOURNED at 9:00 p.m. – Approved July 12, 2011