

Cottonwood Park West Homeowners' Board Meeting
13 March 2007 – Betts' House

Attending: Dean, Trent, Sharon, Jeff, Marva, Joe, Lea, Jane

Unable to attend: Fred

- February 07 minutes approved
- From Sharon: 41 owners not paid for first quarter – those with available phone numbers will be notified and reminded of late fees
- Next Hummer statement to be \$2500.00 for beginning grounds maintenance – we have paid an additional \$600.00 (approx.) for snow removal since the last accounting
- Sharon will ask for estimates from Hummer for next winter's additional street plowing (Totara, and areas missed by the county) and for cost of spring clean-up
- The Hummer contract is good through 2007 – Sharon will gather estimates from other companies to compare with Hummer to make sure we are getting the best for our money
- As of this meeting, 8 homes are for sale; 3 homes have sold
- Letters: 2 positive to exterior changes and variety, 1 against altering the look of the neighborhood – 1 okay to stucco/stone but no to aluminum siding – 1 in praise of the board fostering community spirit
- Should we put some of our excess dollars to a CD? – Yes to \$5000.00
- The tree specialist recommends good watering and added nutrients for protection for open-space trees rather than spray – the mature tree on the Niwot Rd. side area that died was infected by Ipswich beetles – other trees appear fine at this time
- Chester Shans has volunteered to assist with the web site
- Re: dog attacks – Court date is 23 March – we are awaiting our lawyer's comments regarding neighborhood news alerts
- HOA tractor report from Joe is excellent, where is the chipper? Joe to find out
- Jeff is getting prices and estimates for items on the maintenance list – discussed the Project Form and its uses, especially to compare costs: volunteer vs contractor
Jeff estimates that \$25/month dues would raise dues income from \$33,000/yr to \$41,000 which would give fund towards the projects – how to convince the neighbors!?
- Proposal for main CPW sign change will be put in newsletter for comments
- In advance of Annual Meeting, publish ballot information and slate of officers
- Letters to be sent to peripheral homeowners regarding uniform look of outside fence backing to Niwot Rd. and 79th St. What is the uniform look that we want?
- Jeff, Fred, and Dean will get the Capital Improvement budget ready for the Annual Meeting
- Burgundy Park water update: Boulder Water Well Co. will send us a proposal for replacement of the pump, a ramp-up motor, or auxiliary pump – BP will send new water needs proposal to the well company – a ramp-up motor would save 20%-25% power usage with less wear on the piping
- Spring Clean-up: Sharon will check with NCA to perhaps coordinate the dates – we would put a dumpster in our area for plant material/yard waste only
- Lea will work on rules and regs updating/language and give her ideas for change
- We must consider rules made by previous boards regarding board members missing meetings – how many meetings can be missed and when the missing board person should be replaced
- Joe will find info regarding templates on which we can base our policies
- Meeting adjourned – 8:40 pm

Jane