

# **Cottonwood Park West HOA**

MEETING MINUTES 03/08/2011

04/15/11 – typos corrected – approved by Board at 4/12/11 meeting

IN ATTENDANCE: Jeff Lally, Sharon Greene, Dean Carpenter, Denise Chamberlain,  
Justin Zarecki, Doreen Gross, Mat Taylor, Taz Chaudry

GUESTS Noel and Camila  
OLD BUSINESS

- Meeting minutes from February approved by the board.
- Follow up on any action items: no specific actions items from last meeting
- Manager's Rpt: all good
- Financial info: 6922 Totara sold for ~\$222K; Dues: 2 homes with outstanding dues – 1) 7786 Nikau owes \$320.25 (HOA mgr to file a lien), 2) 7685 Mateo Ct - \$925 in arrears (house going into foreclosure), Note: 6802 Camelia Ct in foreclosure and is paid up thru 2010. Note: Cottonwood guaranteed 6 months of back dues without filing a lien.
- Some houses will be coming up for sale soon.
- Newsletter will be coming out in the next few weeks.
- Mailboxes: Noel in attendance to provide some input and voice concerns regarding the mailbox installation. Noel's concerns include the location and having input into the process. During the meeting both of Noel's concerns were addressed. Board discussed the possibility of splitting the location – this is up to the Post Office; Max and Noel will send design suggestions to Mat. Board commented that East of the culvert provided the most room. A suggestion was made to have the board look at the mailbox configuration at Fox Ridge. The favorite opinion in the meeting was no cover on the mailboxes. Ideas were discussed and mailboxes are in the planning stage. No final decision was made by the board. Unanimous agreement: face mailboxes South.
- Tree sculpture park: Dean provided an update regarding the meeting at the grange where about 30 community members attended. The sculpture park is still in the planning stages. Improvements will be included in the CPW area (inclusion of buffer landscaping and removal of the wandering sidewalk). Note: the Grant application is being submitted March 4<sup>th</sup>.
- Taxes/Accountant: Dean provided update that previous accountant (Joe) was released from duty; accountant to send final bill and \$400 payment will be made. The board made a motion and approved a new action of filing a 1120H in lieu of the lengthy 1020 corporate form. The 1120H must be filed by March 15<sup>th</sup>, 2011.
- Computer/WiFi: Justin and Dean donated cards; Joe will work with Sharon to get the HOA computer situated.

MAINTENANCE UPDATE (Jeff) – No items

INACTIVE/ON-HOLD ITEMS: None

NEW ACTION ITEMS

- Sharon to get a lien filed.
- Randy to talk with the realtor about lease options.
- Mat and Sharon staying in touch regarding the Mailbox developments.
- Denise and Sharon to contact the Rural Route Supervisor regarding splitting the mailboxes in two separate locations.
- There were no complaints and no requests.
- No comments during around-the-room.

MEETING ADJOURNED at 7:50 p.m. – approved 4/12/11