

Cottonwood Park West Homeowners Board Meeting – 14 May 2007

Attending: All but Marva      Guests: Carol Wissink, Shelley Sullivan

- April minutes were approved as amended
- Finance pages discussed – second quarter dues deadline is 25 June
- Letters: Miescke-seeking approval to remove tree, replace some fence/gate – OK by board  
Plucinski/Eberlein-seeking approval of back yard fence construction – cedar pickets OK by board with suggestion for survey in order to avoid future hassle if fence mistakenly placed on open space beyond property lines  
Guillot-seeking approval for front deck replacement, no configuration changes – OK by board
- Niwot will have a 4<sup>th</sup> of July parade 10am – Cottonwood Square lot to Whistle Stop Park
- Boulder County Commissioners will discuss the Thursday night market/concert series for Whistle Stop Park, 3:00 Wednesday, 16 May – Fred will go
- Perimeter Fences: Sharon received a note requesting the fence west of the Niwot Square entrance be painted a shade of dark green and discussion of fence uniformity ensued – letters will be sent to homeowners with yards backing to Niwot Road and 79<sup>th</sup> Street regarding change to a uniform look over time as their fences need to be repaired/replaced
- Two notes re: the entrance sign:\* keep it as is since it fits the décor of the neighborhood  
\*money better spent on streets, sidewalks, trees – we will table the sign issue for now
- The fence behind the shed should be removed to discourage unsavory events and parties
- Kudos to Jeff for improving the shed interior space (the raccoons are smiling!)
- The influx of dandelions must be addressed – Sharon will get bids and take care of this
- Sharon will also get bids for field mowing though some on the board are willing to take a few turns on the tractor to save \$
- Social Committee/Carol: Garden Club is on the move to clean up the flower beds – collective garage sale date tbd – block party tbd by Lea – more info in the newsletter
- Although we are in compliance with the state, it was moved and seconded to adopt both a Reserve Policy, a Dispute Resolution Policy and a Complaint Policy for the HOA
- Sullivan Fence Issue: In order to close on the house sale, the issue of the perimeter fence encroaching on open space must be resolved legally – since the fence has been in place for more than 20 years, the board decided, after much discussion, to accept an easement in this case – the land remains the property of the HOA but the fence will remain as is and the house sale can move forward – Dean and Jane will sign the appropriate papers at the bank with the Notary Public
- All future fence considerations, especially those backing to open space, will contain a note strongly urging a survey of the property in order to avoid legal issues
- In preparation for the annual meeting, all board members should review the By-Laws – the board may need some reconfiguring but our main focus for the annual meeting will be the need for dues increase – Sharon and Marva are working on the proxy
- The board agreed to pay for one membership to the Committee Association Institute in order to have access to helpful guidelines
- Meeting adjourned 9:50pm – Next meeting: 11 June – Lea's house

Jane