

Cottonwood West HOA Board Meeting Minutes: 6 Nov. 2007 – Approved 12/11/07  
Marva's house – all present but Fred, Lea, Joe, Trent

- October minutes approved as read
- Sharon on a wonderful spending spree: road repairs, juniper removal, speed bump removal – hooray! Change is good – she will also keep track of the CDs and consider renewal or placement into the checking account
- Letters sent to dues behinders:
  - 7629 Nikau - \$322 owing – will give 30 days to resolve or a lien will be placed
  - 7771 Nikau – in foreclosure & bank owned – no response to letter for payment request – next letter from lawyer to realtor
  - 7694 Nikau – corporation owned – proceed to small claims court
- Comments received regarding speed bump removal – several residents of Totara think it should be back! Perhaps they need more time to get used to the idea that cars are going the speed limit though no longer halting completely for the bump – other neighborhood roads are also bad for speeding – should bumps be everywhere? – Sharon will first look into getting signs with a lower speed rate –
- Jim Fudge forwarded e-mail pictures of a possible paint scheme for the shed
- Parts of the sidewalk through Central Park need attention – Dean and Jeff will do cold patching but some sections need to be removed and replaced – Rush Mgmt. will charge us \$1150 to do this but we would rather look into alternative materials and eco-products at this time – stump deteriorating chemicals will be applied to the remains of the junipers along the sidewalk
- From the annual meeting vote, the by-laws were amended to show increase in board members. Also note the dues changes: January 08, increase to \$79 – January 09, raise 7% - then return to 3% unless a new vote is done.
- The formation of a reserve fund will be in place as of 1 January 08 – motion passed unanimously to collect 1/10 of one percent of all house sales as a contribution to the reserve fund
- Budget was approved as amended – see packet
- The end of year mailing will include: the budget, annual meeting minutes, dues coupons w/new amount, late fee policies, and the president's letter noting the particulars
- Fine policy: Steve's plan should be studied and discussed next time
- Some home-owners' elder cottonwood trees are becoming a menace to the surrounding neighbors - if the tree owner cannot pay the cost of maintenance, what can be done to protect life and limb (ha!) and property of others? Steve will look into alternative help ideas
- Website continues to improve – all pertinent HOA documents will be posted – Sharon and her nimble fingers will adjust the standard guidelines/architectural requirements for our discussion/approval next meeting
- Which will be Tuesday, 11 December, 6:30 at Dean's house
- Meeting adjourned 8:30

Jane