

## **Cottonwood Park West HOA**

MEETING MINUTES 11/01/2011

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

OPENING – WELCOME & GUESTS:

- No Guests. October Minutes approved online.

FOLLOW UP ON ACTION ITEMS:

- Sculpture park/Email letter completed by Dean. This is done. Overall sentiment from neighborhood is that there should be no parking or events on the CPW land bordering Niwot Road and 79th. Sculpture park is favored.
- Online survey: Fred is investigating. As of now, no survey is planned.
- New Lawyer: no update on a new lawyer for the CPW.

MANAGER'S REPORT:

- Financial info – no new news; unexpected expenses include snow removal and limb removal
- Home sales: 7634 Nikau – house sold for \$284K; on 11/11 7694 Nikau – house is closing; CPW Mgr sent release of lien to the title company; 6916 Totara – notice of lien to be filed.
- Regarding requests: the CPW Board agreed that approval of repairs subject to manager's discretion and approval; the CPW Manager will inform and bring to the board any request that is not an obvious approval (e.g. repairing or replacing existing structure or material with like materials). CPW Board approved use of manager discretion to facilitate timely completion of repairs that are in line with CPW HOA guidelines. Manager may approve repairs without board approval when appropriate
- 6947 Totara – requested approval for removal of downspouts, siding and trim boards replaced and painting. Board approved requests
- 3 complaints aired: 1 about mailboxes; 1 about tree trimming, 1 about parking.

MAINTENANCE REPORT – ACTIVE ITEMS:

- Bids for new pump – Jeff waiting for bid inputs
- Board discussed tree damage from storm.
- NutriLawn – does lawn repair and maintenance. CPW manager investigating prices and services.
- Jeff/Sharon looking into solar lights for the mailboxes.

OLD BUSINESS:

- Tree sculpture - there is a meeting next Friday
- Niwot Transportation update – after survey the group will get together again; Go to Website and vote.
- Change of Rules for EOY packet; board members to review information and comment at next meeting. Key issues: fines for not getting approval, time frame for getting approval; time frame for liens and/or small claims; tree houses and play forts, time limit on project completion, etc.

NEW BUSINESS:

- None.

INACTIVE/ OLD-ITEMS ON HOLD:

- None discussed.
- On Hold: Niwot Road Fences; Zone boxes.

NEW ACTION ITEMS:

- None discussed.

AROUND THE ROOM: No Comments.

ADJOURN: 8:20p

Action Items:

- Board members to review the Rules and Regulations for discussion next meeting.
- Sharon to research NutraLawn bid; Release lien and get a lien filed for another property.
- Dean to rewrite sculpture park letter.
- Sharon is completing End of Year tasks. Sharon found some interesting HOA-lawyer websites.
- CPW Manager to send letter to Home Owners as needed.

**Approved 3/8/12**