

Cottonwood Park West HOA Board of Directors

MEETING MINUTES 11/18/14

IN ATTENDANCE: (alphabetical order) Randy Blondeau, Dean Carpenter, Denise Chamberlain, Taz Chaudry, Sharon Greene, Laura Hillstrom, Art Paolini, Chester Shans, LJ Suzuki

OPENING – WELCOME & GUESTS:

- Called to order at 6:40 pm.
- No guests
- As Dean continues his recovery, Sharon will take minutes
- Still waiting on minutes for Aug, Sept and Oct.

MANAGER'S REPORT:

- Awaiting July, Aug, Sept and Oct minutes. They are forthcoming.
- One home has paid 2nd quarter; 2 homes (including that one) haven't paid 3rd quarter. Sharon to follow up
- No homes currently for sale.
- Requests: 7740 Manila back door replacement. 6829 Camelia front entry redo. Both approved.
- Approvals since last meeting: 6823 Camelia back deck, 7699 Nikau front landscaping.

WEBSITE UPDATE:

- Sharon and Chester to connect and make sure website is updated with dates and documents.
- Chester has finished some updates to website, including area for photos. Sharon will work towards submitting past photos for posting.

MAINTENANCE REPORT – ACTIVE ITEMS:

- Tree Removal – Reinholt gave a competitive bid vs. ArborScape. Given Reinholt's good reputation and experience in CPW, his bid is accepted. Sharon will schedule.
- A rather poor year for Cocal. Sharon is feeling leary and will gather bids. Also will talk further with Cocal about issues.
- Who should be maintaining the grounds at the sculpture park? Not an issue of money but principle plus a specific entity needs to take ownership in general. Denise to speak with Biff Warren about CPW's concern.

OLD BUSINESS

- CC&R Election – What are the critical things to change before a new election starts? Merging the plats; approval process; voting requirements; pop tops? When the new version is submitted for vote, there will be a color differentiation between what's state mandated and what's CPW-specific. By next meeting (December) all board members to review proposed document for discussion on what belongs in CC&Rs (set in stone) vs. what are simply rules that can be changed by board majority. (Or in other words, what's managed by the board vs. what's managed by a document.)
- Park Signs – Like speed limit signs conceptually
- Eco-Pass – Very lengthy discussion, looking at it from many directions. Unfortunately there's simply not enough interest to provide a return on investment. Will be an agenda item at the annual meeting.

NEW BUSINESS:

- End of Year Packet – Will contain a letter from Randy and Sharon along with 2015 Dues Coupons. Letter will remind folks about snow shoveling.

AROUND THE ROOM:

- Taz curious who is responsible for fixing fence damage along Niwot Rd. (new fence). At this point, CPW.

Meeting adjourned at 7:55 p.m. – Approved 3/17/15