

Cottonwood Park West Homeowners' Board Meeting

Fred's house – October 8 2007 – All present but Marva, Trent, Jane and Joe (Lea arrived a bit late)

Guests: Sarge and Chris Ladd, David Maier, Allison Fricken, Brianne Thiele

With Jane's absence, Sharon volunteered for minute-taking duties

- Allison and David were present to express their concerns about the weed spraying. Allison discussed the risks of using chemicals and asked that the board to postpone the spraying and create a program to explore alternatives; she'd be happy to head a steering committee. Dean addressed her concerns, explained alternatives that had already been explored, why they weren't currently feasible (money and how out of hand the weeds had gotten) and that the strong chemicals would hopefully be a one-time event, with more organic processes in the future. The board expressed how much they appreciate Allison and David's concerns and interest but did agree to stick to the original plan to spray the next day.
- Chris and Sarge were present to express their concerns over the condition of some of the yards on their street (Nikau; Northwest side) and wanted to know what the HOA's rights were in enforcing rules and levying fines. Sharon has sent a letter to some of the violators and some progress has been made in clean up. To the Ladd's pleasure, the board explained that they were working on fine violation procedures. General discussion of the general condition of some yards ensued.
- September minutes read and accepted.
- Financials: about \$23,000 total in all accounts, with bills expected for Miro and Totara work, and weed spraying.
- Sharon reported complaints of abundant cars on Manila (being addressed by homeowner), arrows in a Manila yard (from Peppertree per Sheriff Dept.), dismay over removal of speed bump, and complaints about 3 houses on Totara and their upkeep (letters were sent and progress made). 2 homes are under contract.
- 6935 Conifer requests exterior paint approval by Oct 12. 6933 Totara requests applying galvanized siding on one side of home, complete with picture presentation. 4 approve, 1 abstention. Permission granted.
- Jeff got new trash cans with lids; thank you! Jeff, Sharon and Dean met with Burgandy Park reps. regarding their expansion and possible booster pump. CPW and BP agreed to better coordinate the watering schedule on current pump to see if they have better results before making any financial commitment to new equipment. John Winans suggests possibly tandem pumps with a bigger well house. More later.
- Rush Mgt. mowed South Park; Jeff followed-up with a re-mow for cleaner look.
- Dean will be meeting with Biff (lawyer) Thursday to discuss amendments per vote in July.
- Jeff distributed a revised version of 1 year budget. Need to finalize for EOY mailing.
- Discussion on violation fines. Need to address various types of violations (safety, convenient violations, misc.) and base fines on that. Steve will put together a possible template.
- Sharon got bids from Rush and Hummer for snow and mowing. They are fairly equal. Does Rush want our business enough to offer a discount? Sharon will check. We'll stick with Hummer for this season's snow removal, as it's not appropriate to jump ship without much notice, but probably start with Rush in Spring for sprinkler start up, mowing, etc.
- Fred still needs bios for website.
- What to do with the Juniper replacement? Dean will talk with Laurie; meantime Jeff got stump removal stuff from McGuickens.
- Sharon will check into speed bump replacement costs.
- Discussion on building our reserve funds - possibly based on % of sale price of homes at closing. More discussion next time.
- Next meetings Tuesday, November 6, Marva's house; 6:30; Monday, December 10, Dean's house; 6:30.
- Adjourned 9:40 p.m. Whew.