

Cottonwood Park West HOA Board Meeting 7 October 2008

All present except Jane and Fred – Greene/Lally house

September minutes approved as read (Joe moved, Jeff seconded)

Mangement:

1. Financial Report: Taxes have been filed – we owed \$90 federal and \$28 state because of interest income. Only a few people behind in dues, but are in touch with Sharon and payments are being made.
2. Request from 6940 Niwot to extend fence down property line to road was approved by board as long as boards match present configuration.
3. Tree trimming at 7542 Nikau Dr.
4. Poorly kept house at 7787 Nikau Dr. is getting better – 2 out of 3 items have been addressed.
5. Boy scouts project of some sort may still be discussed, but not Eagle scouts tree project.
6. Political signage was discussed due to request from Mtn. View fire department to put signs on HOA open space. Board could not agree to open our open space to support issues, but several members would put signs in their own yard to show support for this issue which improves coverage and response time – extremely important after recently experiencing two fires in our neighborhood.
7. Discussion of wasp nest in cracked sidewalk determined that homeowners need to call for county maintenance. Phone number – 303-441-3962 – will be posted.
8. Suspects have been identified for recent car/garage thefts in neighborhood.

Maintenance:

9. The Central Park/Totara drive sidewalk repair and sidewalk cuts project has been completed. Several residents have commented appreciatively.
10. South Park was mowed.
11. Culvert under Niwot Square from Central Park to South Park has filled up again. CPW needs to fix grade from culver to southeast corner of South Park to allow for proper drainage. Jeff to see if the farmer that cut the field can do it.
12. Board approved snow removal proposal from Hummer Enterprises for 2008-09 winter season. Prices are per snowfall and dependent on snowfall depth and include an average 10% increase.
13. A huge property management company has approached Sharon. They would handle everything besides the accounting. We are awaiting a bid.
14. We are still debating the correct spraying approach. Sharon is still actively seeking bids and advice.
15. The Niwot Road fence project committee has discovered that there are many Boulder County regulations to digest. It was also proposed that the work be done in sections to spread out the cost. Project has been tabled until next year

Old Business:

16. Burgundy Park has pushed ahead with sprinkler expansion by adding heads in their open space. They expect to only water twice per week, but this could be an issue with the sharing of watering zone times, possibly overloading the pump. Sharon will email the minutes from the tri-HOA water meeting and try to get the zone watering schedule from Burgundy Park.

New Business:

17. Budget shows plus \$1000 at this point. The board discussed the many projects waiting for financing and approval. Jeff felt strongly that some tree-trimming is high priority. Previous bid for tree work was more than board wanted to spend. It was agreed that identified hardwoods would get fed and treated. Identified aspens will be fertilized but not treated. Any extra funds would be used for tree trimming. It was agreed that we need to add several new trees per year.

Dean observed that the timbers around the volleyball court are showing their age and some spikes are showing through. It was also noted (again) that the playground border needs repair. No action assigned at this time.

Next meeting will be at Taz's house on November 11, 2008.

Meeting adjourned @8:30.