

Cottonwood Park West HOA

MEETING MINUTES: Tuesday, October 12, 2010 @6:30p Lally House

IN ATTENDANCE: Dean Carpenter (Pres), Justin Zarecki (Treasurer), Taz Chaudry (Scribe), Jeff Lally (Member), Doreen Gross (Member), and Manager Sharon Greene (who took minutes for Taz who's arrival was delayed.)

- **Introduce Guests:** None
- **Review Meeting Minutes:** Sept. meeting minutes were approved with one correction.
- **Follow up action items from previous meeting:**
 - **Tree Sculpture Park**
 - Dean has coordinated a meeting between many of the parties involved (LID, CPW, NBA, NCA, Prairie Productions, etc.) for the purpose of creating a direction/plan. He also talked to BoCo Trans. Dept.
 - **Selling Shed Stuff:** Three cheers for Dean; everything is sold and gone!
 - **Board Bios:** All board members have provided bios. Thank you!
 - **Mailbox Mockup:** Mat provided a wonderful first draft of a design.
 - **Snow Removal:** Sharon has finalized a contract with Ward, after checking references.
 - **Henzel Wedding Agreement:** Signed, sealed and delivered.
 - **Accountant and Taxes:** Sharon provided the accountant with the info he asked for and he provided Sharon with a copy of the extension to the tax return. Still waiting for comments from accountant.
 - **Rural Route Supervisor/New Mailboxes:** Sharon has not moved on this action item yet.
- **Manager's Report:** Still no payment from the other two HOAs; Sharon will become aggressive.
 - Some short-term past due accounts have become current; five accounts are not paid for 3rd Q including three long-term. Sharon to ask accountant if these long-term can be considered bad debt and help offset the virtual money issue.
 - 2 homes sold; \$272 and \$245; rats.
 - 6942 requests a new roof: Board approved under condition that Sharon sees color first. Also approved removal and trimming of trees.
 - Complaints: no new issues; old issue of hanging tree branches between 6936 and 6932 is resolved.
- **Maintenance Report: Active Items:**
 - Sealing timbers: not only done but done in an impressive manner!
 - Well House: Continuing issues which John's claims will be resolved before next season. Justin knows a well company and CPW is very interested in talking to them as an alternative to John's.
 - Dead Tree: A small cottonwood tree is dead/dying behind 6903. Sharon is getting a price for removal.
- **Maintenance Report: Inactive Items:**
 - Zone Box rebuild & Niwot Rd Fences – both projects on HOLD; No plans at this time
- **Old Business:**
 - Mailboxes – tabled until a later time
 - Trash Can Rules: Board will continue to monitor and work towards the next step.
 - New Computer/Software: tabled for now until board can resolve funding. Randy will be great source for equipment and software at great prices!
- **New Business:**
 - Pine Beetle in CPW – Sharon knows of 7 homes affected. Should CPW require they remove them? Perhaps Boulder County or Colorado State have a rule. Sharon will investigate.
- **New Action Items:**
 - Dean to attend Tree Park meeting
 - Sharon to check on Pine Beetle regulations/requirements for removal.
 - Sharon to talk to Rural Route mail/post delivery person regarding new locations for mailboxes & options
 - Sharon to follow up with tax accountant regarding tax issues and virtual funds from carry-over process
- **Round the Room:**
 - Justin is happy to help Dean with boundry research for tree park.
 - Justin will not be at the Nov. meeting.
 - Doreen encourages the mailbox design to include overflow parking for the neighborhood

Meeting adjourned at 7:51

Approved 11/9/10