

Cottonwood Park West HOA

MEETING MINUTES 10/04/2011

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

OPENING – WELCOME & GUESTS:

- Meeting start at 6:40p
- No guests, but Eileen provided rainbow glasses
- Minutes approved for Annual, August and September meetings.

FOLLOW UP ON ACTION ITEMS:

- Sculpture Park email/letter: Dean provided update on the email to go to homeowners; Dean will submit to board via email then it will be distributed to the community; Dean will collect comments. Dean distributed letter from lawyer (Biff) outlining options and things to think about. License, lease, easement or deed. Lease is the favored option – the term is under discussion; the Cultural Arts project would like the longest lease possible. Board will likely recommend a lease of 25 years with automatic renewal – send this out to the community. HOA will outline rules and regulations. NCAA will be lease holder. In the email to homeowners – what is your preference for the park – events or no events.
- Note: CPW HOA displeased with how the art fair was handled; HOA was told the event was not for profit yet event was profit generating; cars parked along the road was dangerous. Impacted the sidewalk. Car parked on the county land. Needs clarification – is the goal to create a park or create an event area?
- Land review necessary including survey and replat; neighborhood has to approve public land use before the county will proceed

MANAGER'S REPORT:

- Financial info – Q1 shows a loss due to mailbox purchase because monies haven't been moved out of reserve funds. Expense are on course; finances are better than anticipated because we haven't touched the reserve fund.
- Dues – 12 people haven't paid; 7 have been in touch with Manager; 5 people haven't been in contact
- House sold for \$301,200 at 7687 Matai; House at 7634 was taken off market and now has buyer; 7803 Nikau corner house is now rented; 6880 Totara (Mat) house on market \$228K; 7694 Nikau house \$220K (no basement). People who bought 7786 Nikau (former firehouse) are appreciative of approval.
- No complaints from neighbors.
- Follow up on 7694 Nikau which owes over \$400, though has been making quarterly payments for a few years; lien was filed years ago; There is no release of lien filed; 2001 lien. Sharon checked with Boulder County on how to file a lien because of 6916 Totara – we can get copies of other HOA liens. Sharon called to homeowner to request conversation before filing lien. Other late dues payer (7803) made \$100.00 payment and is only 2Q behind.
- Newsletter fall issue: approval procedures are changing – 1) board will make every effort to make approval in a quick turn around; some requests may require more time or a meeting. 2) anyone who proceeds without approval will be assessed a fine. Fines being reviewed/developed by the board. If changes not retroactively approved or corrected additional fines will incurred. 3) Trash cans – store out of sight as much as possible; Sharon reviewed rules for trash cans Dean to give Sharon his write up about sculpture park.

MAINTENANCE REPORT – ACTIVE ITEMS:

- Bids for new pump – no action.
- Grounds; RFP – for lawn care; CoCal didn't raise their price. But we're unhappy with the dead turf situation: Juan the irrigation guy didn't go to Luis to say HOA needs more H2O. Sharon to get bid from Nutri-lawn for lawn health only

OLD BUSINESS:

- Tree sculpture (see above)
- County General; session at Grange 10/5 @7p; 10/13 At Elementary school telling about transportation; 10/26 – transportation meeting
- Boulder county road maintenance – Rumor has it we will be assessed a tax to pay for the roads; asking for Niwot residences to be on an oversight committee to make sure the money is used. Representative on the committee from HOA to help get CPW prioritized. Denise to research what is going on & CPW needs a representative.
- Mailboxes: (Jeff) project went really well; thanks to the people who helped. Everyone got their letters; Post office will distribute keys.

NEW BUSINESS:

- Get all the old business done
Next month – HOA will focus on fine schedule and rules and regulations for EOY packet (i.e. backyard improvements)

INACTIVE/ OLD-ITEMS ON HOLD:

- None discussed.

NEW ACTION ITEMS:

- Dean to send out the email for HOA board review prior to sending to homeowners. Meantime he'll put a teaser in the newsletter. Pre-poll to gather information prior to creating a ballot; Encourage people to send to Dean or talk to board/members. Potential – look at survey monkey; Fred & Dean to develop a questionnaire.
- Board members to keep a eye out for lawyer references; Denise to contact Mike Sarbough
- Dean and Fred to work on survey
- Everyone: go to the Miro court – 2nd house on the left and look at condition of house; Trent's house – repairs?
- Everyone think about rules and regulation for next meeting; available on the website
- Sharon to pursue discussion with CoCal and Nutrilawn

AROUND THE ROOM:

Justin: on Totara there are a few houses painted without a trim color; do people care there is no trim color? Discussion of having trim be mandatory – what is acceptable; what is not acceptable? Are one tone colors acceptable? Should there be a guideline or suggestion to use two tones (color with trim) or make two tone colors mandatory?

Taz: no comments except she has seen a band of invisible naked pigmies running around the house & yard.

Denise: for the record her position is to step back a little from harsh regulations and large fines; for discussion in next meeting; November 4th – Mural dedication party. Niwot is having an identity crisis. Please come to the dedication of the mural during the first Friday artwalk – 6pm at the mural.

Doreen: asked for suggestions to help privacy on her end due to the neighbor's deck.

From the board: Thanks to Jeff for being on the transportation committee.

ADJOURN: 8:47p