

Cottonwood Park West HOA Board of Directors

MEETING MINUTES 10/15/2013

IN ATTENDANCE: (alphabetical order) Randy Blondeau, Dean Carpenter, Taz Chaudry, Sharon Greene, Laura Hillstrom, Jeff Lally, Chester Shans, LJ Suzuki Justin Zarecki OUT: Denise Chamberlain

OPENING – WELCOME & GUESTS:

- Called to order at 6:38 pm. We had a guest – Michelle!

MANAGER'S REPORT:

- Last month's minutes were approved.
- There are 5 properties with dues in arrears, only 1 is more than 1 quarter.
- Financials were presented and deemed to be in order. A question came up about snow removal costs and a discussion brought the newer members up to date.
- No request or complaints.
- There was a home sale just under \$300k and one quite a bit over \$300k.
- There were several routine approvals by the manager as delegated by the board.

WEBSITE UPDATE:

- After some discussion about website changes, Laura suggested that we send out an email when new info is available.
- Chester would like to try to show our budget – income vs expenditures – in a graphic format to help get a dues increase passed.
- Chester and Sharon still need to get together on posting the CC&Rs.

MAINTENANCE REPORT – ACTIVE ITEMS:

- The sprinkler system was blown out for winter. Pump house will be winterized soon.

OLD BUSINESS: (CC&Rs Election Discussion – Part 2, Phase 1)

- We revisited the wording of the dues increase section of the CC&Rs. We want it back the way it was – 3% maximum/ year.
- We really need to get the CC&Rs passed to reflect the new statutes.
- Desire is to go to online voting by November 1.

OLD BUSINESS: (Sculpture Park)

- An Eagle Scout candidate has proposed a gravel walk from the sidewalk along Niwot Road out to each of the two completed statues. There were 2 designs proposed. Most liked #2, but all would be happy with either and glad to see some progress in landscaping that area.
- It was suggested that we add an item to next year's ballot on whether or not to lease some of the 79th St. "park" to NCAA.

INACTIVE/ON-HOLD ITEMS:

- All non-critical maintenance, repair, and capital items are on hold.

ACTION ITEMS:

- Chester will open voting on 10/26 and add a write up about the road maintenance PID vs LID.
- Sharon will send out 5 yrs of year-end financials for analysis of dues trend.
- Sharon will set up bank date for signature signing.
- Dean will note at next Sculpture Park meeting that we had a discussion about leasing.
- Randy will draft the election letter.

AROUND THE ROOM:

- Jeff requested that LJ redo his dues trend graph starting in 1983 when the builder turned over the HOA.
- Dean suggested a "share library" structure by the mailboxes.

ADJOURN: 8:05 pm – Approved 11/14/13