

Cottonwood Park West HOA Board of Directors

MEETING MINUTES 9/23/14

IN ATTENDANCE: (alphabetical order) Not recorded, but participants included: Dean Carpenter, Denise Chamberlain, Jeff Lally, Sharon Lally, Art Paolini, Chester Shans, L.J. Suzuki

OPENING . WELCOME & GUESTS:

- Meeting began @6:30 pm @6842 Camelia Ct.
- Sharon will resend August meeting minutes for approval.

MANAGER'S REPORT - Sprinklers:

- A main break at the pump house cost \$900 and will be shared w/the other HOAs.
- A main break at the Niwot Sq. entrance cost CPW \$1200.
- A new clock was needed for one of the zones for \$400.
- All is now up and running. Sprinkler/pump budget was \$3200. Expense was 3372.

MANAGER'S REPORT - Other:

- 6971 Miro sold for \$261,000..
- 6802 Camelia patio door request was approved unanimously.
- 7542 Nikau back deck rebuild was approved unanimously.

WEBSITE UPDATE:

- Website will be updated as needed. Chester will add newsletter and meeting minutes archive.
- Dean suggested a Facebook page for CPW but it got no traction and spun out.

MAINTENANCE REPORT . ACTIVE ITEMS:

- Still no contact from NBA on watering or electrical tap-ins.
- Our maple trees got iron fertilizer.
- The well pump was shut down on 10/9.

OLD BUSINESS: (CC&Rs Election Discussion)

- Jeff had a motion on the floor which Chester seconded. Discussion followed including: add language that unifies the neighborhood plats to our old covenants; how voting could go if door-to-door canvassing necessary; how to re-write CC&Rs so they are not too complicated. Jeff's motion not approved.
- Lee moves, based on Jeff's suggestion, to delay next vote until 60 days prior to the annual meeting and Art seconded. There was unanimous approval.

ACTION ITEMS:

- Sharon will send new CC&Rs (again) and the existing covenants.
- Chester will update the website as described above.
- Dean will catch up on minutes.
- Sharon and Jeff will get pump shut down and lines cleared.

AROUND THE ROOM:

- Lee will be leaving neighborhood as resident but will remain an owner and be on the board.
- Denise brought up the park signs and there was much discussion and most favored removing the old wooden ones.
- Sharon will look into simple metal private park signs that will mount on a metal pole.
- Jeff was officially voted back onto the board.

ADJOURN: 7:38 pm
Approved 3/17/15