

Cottonwood Park West Homeowners' Board Meeting

Jeff and Sharon's House - 10 August 2007 – All present but Lea, Jane and Joe

With Jane's absence, Sharon and Dean will share minute-taking duties

- August minutes read and accepted.
- Financials: we have about \$23,000 on hand; the last mowing bill has been paid; bills expected of \$300 for the tax accountant and \$300 for juniper removal.
- Sharon read a thank you letter from the MS-150 Race organizers and reported on a discussion with the Sheriff's Dept. about any parking restrictions on legal vehicles; there are none.
- Dean reported on County street and sidewalk repair. Various sidewalks have been marked for repair this fall. Street repair/repaving seems unlikely as the County doesn't have the funds, but is providing info on self-funding programs. Fred will talk to his neighbor who works in Boulder Government to see if he can provide additional info.
- Jeff updated the pump situation. After working for some time, it went down again but was quickly repaired by John Winans and Boulder Electric Motor; problem was bearings and load start switch. John's opinion is that the pump can serve us fine for quite a while. That bill is coming also.
- Jeff got new trash cans for the parks; with lids, but they are a smaller size and before installing them wants Trent's feedback.
- The cost to rent equipment for field mowing is higher than hiring Rush Mgt. Sharon will arrange for Rush to mow South Park only.
- Abby Wright weeded in Manila Park for school credits. Sharon will contact schools (and put something in the newsletter) to encourage other kids to volunteer at CPW for similar credits programs.
- Jeff nominated Marva to take the Vice President position; Trent seconded; unanimous. Trent will be a member at large.
- Sharon and Jeff worked up a preliminary 2007/2008 budget. Sharon will input this info into a Quickbooks budget format and we'll go from there.
- Sharon has the bid from Rush Mgt., is still waiting for Hummer's bid, and will try to get one more.
- Fred will renew the website agreement.
- Fred met with Karen at Bank of the West about loan products and is waiting for specific proposals from her. Generally, there are three types: Reserve money; Line of Credit; or loans for specific expenditures.
- Certain maintenance tasks can get started: painting the shed, repairing/rebuilding the bulletin board, and repairing the sidewalk in Central Park using an asphalt/cold patch concept. Sharon will contact Rush Mgt. about sealing cracks on Miro and Totara, and removing the speed bump on Totara.
- Sharon will type up versions of the bylaw and covenant amendments and forward them to Biff for review.
- 7771 Nikau didn't sell at auction; Sharon will contact the bank about paying current dues. 7694 Nikau now owes over \$800; small claims is an unlikely answer because the house is owned by a corporation. We'll sit tight with our continuing lien. 7629 Nikau is 3 quarters behind and not responding. Sharon will (nicely) threaten lien per our dues policy.
- Meetings for remainder of 2007 are: Monday, October 8, Fred's house, 6:30; Tuesday, November 6, Marva's house; 6:30; Monday, December 10, Dean's house; 6:30.
- Brief discussion about the new Colorado Association law and legally adopting it.
- Fred needs bios from each board member for the website; Sharon will likely print them in newsletter.
- Adjourned 8:45 p.m.