

Cottonwood Park West HOA

MEETING MINUTES: Tuesday, September 14, 2010 @6:30p Lally House

BOARD MEMBERS IN ATTENDANCE: Dean Carpenter (Pres), Randy Blondeau (VP), Justin Zarecki (Treasurer), Taz Chaudry (Scribe), Trent Merrifield (Member), Jeff Lally (Member), Mat Taylor (Member), Doreen Gross (Member), Denise Chamberlain (Member), and our fabulous Manager: Sharon Greene

- **Introduce Guests:** None
- **Review Meeting Minutes:** August Meeting Minutes approved by the board.
- **Follow up action items from previous meeting:**
 - **Tree Sculpture Park**
 - Randy followed up on bylaws – community use of common land is permitted
 - Justin brought a Plattemap to share with the HOA board
 - Dean and Denise to investigate what it would take to designate tree area as a common park
 - **Selling Shed Stuff: Dean to clean up stuff & take pictures – then post for sale**
 - **Board Bios: Denise to provide bio to Sharon for HOA website**
- **Manager's Report:** HOA has no money in checking account; Sharon to collect money from other HOAs; CDs transferred into Reserve fund (some money from reserve fund when for Totara street work)
 - Dues due by 9/25 for Q3; 2 homes in neighborhood with contracts; 1 home For Sale by Owner
 - 6906 Totara: Board approved new paint colors for exterior
 - 6842 Camilla Ct: Board approved new roof
 - Complaints: no new issues; old window issue on Miro Ct resolved by homeowners; Hanging tree branches on roof between 6936 and 6932 is pending; 6744 Nikau Square – painting project is now finished
- **Maintenance Report: Active Items:**
 - Sealing timbers: community service activity set for Saturday; this work done in lieu of repair cost
 - Well House: Jeff reported new pump is shot but under warranty; Old pump doesn't stay fixed, probably needs replacement at approx. \$2500.
 - Snow Removal: Board reviewed several bids from snow removal contractors (Professional Snow Removal, LandTech Contractors, Inc., Ward, E.B.S. Landscaping, Co-Cal); Sharon to investigate Ward bid as the snow removal service – Sharon investigating BBB and other references
- **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; Matt to draw up diagram of mailbox layout
 - Land use for wedding: Sharon to send Henzel's agreement & will put note in Newsletter in May 2011; Board agreed to use of park from 3-9pm; Henzel's to request alternative parking (out of neighborhood) in invitation
 - Trash Can Rules: Board agreed to Step 1: trash cans can be out from 8pm-8pm the day before and day of trash service; Sharon will mention alternative trash services in news letter; Rules and Regulations will be updated in a later phase; Board agreed to make changes to trash can rules over time.
 - New Computer/Software: Randy can acquire a new computer using employee discount for \$450; software purchase will be in the \$100 range for Microsoft Office; Board is working on this concept and reviewing funding
- **New Business:**
 - Evaluation conditions for approvals (i.e. windows) – no new rules at this time; Board agreed in some cases it might be beneficial to inquire "Have you considered how this impacts your neighbor's privacy" ...no new rules; Changes impacting neighbor's privacy in the Totara/Miro Ct area will be considered during reviews
- **New Action Items:**
 - Dean to clean up shed items, take pictures and post items for sale
 - Dean and Denise to investigate what it will take to make the tree sculpture area a common park
 - Denise to provide Sharon with bio for the newsletter
 - Matt to create a mock up of the mailbox placement options for next HOA meeting
 - Sharon to follow up on Snow Removal bid & investigate Ward as a contractor
 - Sharon to send Henzel's the proposal for Wedding use of park
 - 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:**
 - Denise likes the HOA Board
 - Dean shared story about exploding bacon grease in his new kitchen (loosely inspired by neighbor cooking naked)
 - Randy investigating the Reserve Fund questions (provided there is no cost for information).
 - Sharon commented: CPW HOA fees in line with other single family/no-amenity communities
 - **Meeting adjourned at 8:14pm – approved as modified 10/12/10**