

Cottonwood Park West HOA

MEETING MINUTES 09/13/2011

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

OPENING – WELCOME & GUESTS: No Guest attended

- Meeting minutes to be distributed to board, reviewed and approved via email method.
- Welcome board member Fred Thiele

FOLLOW UP ON ACTION ITEMS FROM PREVIOUS MEETINGS:

- Swamp cooler – to go on East side behind tree; no activity on this
- Discuss review/approval process: Sharon to send out email to board with option to discuss in meeting; if board approves homeowners will be notified; any one board member can request the issue be discussed during the next meeting to allow for more discussion and consideration. TO DO: Sharon to put note in newsletter, in email, and on bulletin board.

MANAGER'S REPORT:

- Financial information will be distributed next month after third quarter end.
- Homeowner update: next month will have dues update; home sales - 7687 Matai closing on 9/26-29; 6802 Camelia sold and will be owner occupied.
- Request for approval: 6942 Totara requested paint colors. Board approved.
- Unapproved modification: 6932 Totara painted without approval. Board members will look at colors again before Sharon contacts the homeowner. HOA Board discussed the concern about home owners making changes without approval; HOA is discussing a remedy and the possibility of a fine. Board agreed action is needed to address this issue so rules are enforced fairly.
- Update on past dues – what is recoverable: if house is sold thru normal process HOA gets past dues at time of sale; if house in foreclosure and it completes the foreclosure process, the bank is responsible for 6 months prior to foreclosure – from foreclosure to sale no one is responsible for HOA dues; if house in foreclosure and it goes to auction then no one is responsible to pay back dues.
- Changing week of board meeting to 1st Tuesday of the month (Denise's request to accommodate representation at the NBA); TO DO: Sharon to send out email and post on bulletin board.
- Annual meeting review: trash can rules for September newsletter, parking for mailbox pickup, fences – tabled for later discussion
- Complaints – there has been one renter causing problems; renter will be moving out soon.

MAINTENANCE REPORT

- Tree trimming – a great success.
- Weed spraying completed Sept 8th with no complaints; note solution cannot be diluted due to FDA rules
- Zone boxes – Sharon to contact CoCal again; no progress.
- Pump pipe has burst; the old pump was working.

OLD BUSINESS

- Tree sculpture park: Dean provided an update - planning grant is in progress; Dean to write up something for the board to review; NCAA will run the project. The corner needs to be replatted; need ballot of neighborhood at the end of October.
- Art fair will be 12-6 Sat and 10-4 Sun.
- Niwot Parking/Transportation Group – Jazz Fest impact as example; Boulder County having a Road Maintenance update on Wednesday 9/21.
- Mailbox project continues; 8 volunteers have agreed to help with the setup and install.

NEW BUSINESS

- Taxes – Sept. 15th – Dean is working on this.
- New lawyer – Randy is investigating.
- Changing the Rules regarding fines for not getting approval; this topic will be reviewed next meeting and information put in the EOY packet. Note to homeowners will convey: the board does its best to review and turn-around requests as quickly as possible depending on the project; It may take until the next board meeting for more complex requests.

INACTIVE/ON-HOLD ITEMS:

- Niwot Rd. Fences – Niwot Scout Troop 161

MEETING ADJOURNED at 8:33 p.m. – minutes approved 10/4/11