

Cottonwood West HOA Annual Meeting Agenda

April 20, 2021 7:30 PM, St Joan of Arc Classroom 5

1. Welcome and introduction of the Board Members present.

Meeting opened by Bernie at 7:30p and introduction of board members present (Bernie, Pam, Arnold, Matt). There were 12 members present for this year's meeting. Discussed the decision to skip the annual meeting in 2020 due to the pandemic.

2. State of the Union. Treasurer's report by Arnold Farley

Overall, our finances are in good shape. 2020 expected a loss but due to cancelled block party and no movement on tree removal (on 58th) there was a slight surplus. 2020 budget was \$14,600 and total 2020 expenses came in at \$14,500. Most of the HOA expenses are trash, annual dumpster program and insurance. The HOA contingency funds remain at the target of \$9000.

3. Old Business

- Discuss how everyone is doing with the new trash carts.

Reviewed the decision to change trash service providers to keep the annual dues from going up. There were no complaints on the new trash carts or objections the new service. There have not been any complaints from Waste Management thus far either. Reviewed the policies of contacting Waste Connections for additional or oversized trash and if additional carts are needed they can be added for \$3/mo including pickup. Contact Waste Connections if you have any questions.

- Discuss Block Party.

Whether to have it and is September still good.

There was a unanimous vote to have the block party on a Saturday in September of 2021. As we get closer a notification will be sent to members. Volunteers for assembling and erecting the tent are appreciated.

- Discuss Dumpsters & Dates.

The dumpster program continues to be very popular. Due to the new trash collection contract, dumpster cost has decreased from \$340/load to \$250/load. There were 12 loads removed in 2020 and we plan to have up to 14 loads removed in 2021. Dumpsters will be placed in the neighborhood starting Memorial Day weekend and again Labor Day weekend.

- Discuss community garage sale and dates.

There were not enough members present to make a decision on a community garage sale for this year. An email will be sent by the HOA to determine if there are enough members interested in having a community garage sale this year. If about 15 households respond and are interested in having a garage sale this year we will move forward with a community garage sale. This includes HOA provided signage and social media posts to induce traffic.

- Any dues issues?

There are 12 members that have not paid their 2021 dues (due in January each year). Arnold will send notices to those that have yet to pay their 2021 dues. Reviewed the policy for dues payment. Per the covenant, a \$25/month late fee can be assessed for delinquent payments. As a last resort, a lien may be placed on a member's property if dues are not paid.

4. New Business

- Open to discussion from members.

Cottonwood tree removal on 58th –

Tree removal was much more than expected so it was not completed in 2020. Estimates were \$5000+. Matt W. to reach out to another company that may be able to remove it for less.

Mowing of the easement on 58th Ave. –

If there is anyone that is interested in mowing the easement, please reach out to the HOA board. There is a mower available for use and orange trash bags and safety vests available from the HOA as well. Please reach out to the HOA if you are interested in this job.

Extra gray cement roof tiles –

If you have some cracked cement roof tiles and you need some replacements, Bernie has some that he would be happy to share. Please reach out if you need some replacement tiles.

2021 HOA Annual Meeting was closed at 8:20pm.

Cottonwood West HOA Annual Meeting Minutes

April 23, 2019 7:30 PM, St Joan of Arc Lorraine Meeting Room

1. **Welcome and introduction of the Board Members present.**

Went around the room and everyone present introduced themselves.

2. **State of the Union. Treasurer's report by Arnold Farley**

Arnold reported a \$200 surplus for last year and approximately \$8900 in reserve.

3. Old Business

- **Discuss any possible upcoming trash issues and how they may affect homeowner dues.**

- **Discuss Block Party.**

Suggested dates for the Block party, Sept 7th, 14th or the 21st

- **Discuss Dumpsters & Dates.**

Memorial Day – end of May

- **Discuss community garage sale and dates.**

No real need for a community garage sale this year, have individual garage sales if wanted

- **Any dues issues?.**

Only a handful or neighbors that have not paid. Notices will be going out soon

4. **New Business**

- **Open to discussion from members.**

Kathy Tipton suggested we try to get a quantity deal for aeration. She will follow up with Matt Williams.

- Continue to follow up with the County on the tree concerns at the front of the neighborhood.
- Make sure that everyone knows when Arvada shredding days are, so we can all take advantage of it – as long as you have a utility bill for Arvada, you can take advantage of it.
- Make sure you are taking advantage of the lower tax rates of our area with your cell phone provider.
- Next Door App – encourage our neighborhood to use this. This is a great way to find contractor reviews, and know what is happening in our neighbor and surrounding areas. It is free to use.
- Make sure that if you are doing landscaping work that your are filling out the correct forms