

Notes from Annual Meeting held June 25 at 7:30 PM in the Fleur de lis room at St Joan of Arc. 12 people were in attendance representing 9 properties.

- Treasurer reported all dues collected. Of the budget Arnold reported we are staying pretty much even, trash service is easy to work with.
- Garage sale was discussed; no decision made.
- Block party discussed, some thoughts were to mid-October. Board would email each other to find a date.
- Dumpster were discussed. It was decided to have cut back to have two dumpsters emptied up to 3 times.
- More discussion on an ice cream social, Could be done for as little as \$250. No firm decision made.
- ACC forms on landscaping discussed. Any modifications to anything visual in the front of the home. Board has never ejected a landscaping request.
- Check cellphone bills to see they are not adding Arvada city tax.
- Board members are insured against lawsuits.
- Lighting should not be shining into neighbors yards according to covenants, Had a complaint.
- Discussed the evolution of the white plastic fences on the West side of the neighborhood.
- Covenants could use updates but expensive and no lawyers interested.
- It was mentioned that they cast iron piping being used in 1979-82 when these homes were being built may now be subject to breakage. Now ABS plastic is used.

Cottonwood West Annual Meeting Minutes

Tuesday, June 27th 7:30PM

1. Welcome and introduction of board members present.
Present were Matt Williams, Pam Motyl, Arnold Farley and Bernie Murray
12 members present.
2. Treasurer's report by Arnold Farley
Dues arrived much later this year than prior years. We have voted to ask for yearly dues by February 15 of each year. Approximately \$8,000 in the bank, but all financial statements are available on <https://cottonwoodwesthoa.org/>
3. Old Issues
 - a. Coordinated garage sales - we will not conduct a coordinated garage sale this year. If residents would like a garage sale they are to coordinate themselves.
There was general agreement to this.
 - b. Block party - we don't currently have one scheduled, would we like to have one this year? Haven't had one since 2019.
Board will write an email looking for interest and participation and if there is some we will encourage those people to engage and make it happen.
 - c. Fall dumpster dates – Late October-Early November 2023
 - d. Keeping up with yards in all seasons. This is by far the largest complaint heard by the board. Please be a good neighbor and keep the neighborhood looking nice and clean.
 - e. ACC forms - all modifications to properties that are visible from the street should be approved by the board via ACC forms.
4. New Issues -
 - a. New date for annual dues - Due by Feb 15
 - b. Land for sale at the end of Xenon Way- no new info
 - c. Open to resident questions or comments
There was some discussion about snakes.

Cottonwood West HOA

Pre-Annual Meeting June 13, 2023 7:30PM Bada Bing Meeting Room

Attending:

Matt Williams, Bernie Murray, Arnold Farley & Pam Motyl

- The Guettleins will begin rebuilding their damaged home soon and will take 6 months.
- The dumpster company has been called for pickup of dumpsters.
- In newsletter announcing the date of the Annual Meeting remind ACC Forms.
- Annual Meeting Date June 27, 2023 7:30 at St Joan room TBA.
- No apparent activity on the land for sale at the bottom of Xenon Way. Pam believes it will take some major water engineering to pull off.
- There was discussion of combining trash with the residents of Xenon Way but no interest from them.
- We unanimously voted to change the due date for annual dues to February 15 of each year. Arnold will re-write the language on the web and run it past us for approval.

Cottonwood West HOA Annual Meeting

Tuesday April 26th – 7:30p – St. Joan of Arc – Lorraine Room

1. Welcome and introduction of board members present

Arnold Farley, Matt Williams, Pam Motyl and Bernie Murray were present. Kathy Tipton was out of town.

2. Treasurers report by Arnold Farley

Arnold reported there are still 5 members unpaid for the 2022 assessment. The HOA has about \$7,000 in the bank. Our main expenses are trash and dumpsters. The board had voted to have the tree along 58th Ave removed for \$2500. This can be handled using funds present or creating an assessment of \$40 per member. It was agreed to use funds present. Bid were taken before choosing a contractor, they were \$2500, \$2800 and \$4000. The tree was removed as it was a hazard to drivers with falling branches and it was usually up to us to deal with them as the county ignored the problem.

3. Old issues –

- Coordinated garage sales this year?

It was decided to have one on June 11 from 8AM to 1PM. Bernie will post a Craigslist ad (free). A sign will be posted on 58th.

- Dumpster dates

Spring: May 13. Fall: Sept 9. Kept until filled and replaced once.

- Block party

September 10th 2022. Board will investigate catering or do grilled burgers.

4. New issues –

- Trail/Game Cameras for monitoring neighborhood traffic

In an attempt to get license plate numbers of incoming traffic, trail cameras can be disbursed to monitor entrances. Crime is up, yet always present. The board will discuss further.

Julia Williams will set up a community page as a closed group for sharing communication.

- Hiring a contractor to clear snow on neighborhood sidewalks

Board will get prices and discuss.

- Open to discussion from members

There was concern that trash cans are visible from the street. This was discussed in the recent newsletter, board members will troll the neighborhood and assess the situation.

Brian Tipton expressed his concern that a covenant was not being followed in regards to RV trailers behind a fence being visible from the street. Interpretation of the covenant and getting the covenants re-written was discussed. No firm resolution, this will be an ongoing discussion. ADDITION We recognize that the board voted on this earlier and that vote will stand. Brian and Kathy would like to have their objection made part of the official Board records.

Meeting adjourned at 8:51 PM

Cottonwood West HOA

Board meeting 3-15-2022 7:30 PM Bada Bing Restaurant

Attendees: Bernie Murray, Pam Motyl, Kathy Tipton, Arnold Farley, Matt Williams

Agenda

Old business

1. Tree removal review.
 - Looks good and all are happy with the results and cost (\$2500).
2. Report from Arnold on how dues collection is coming.
 - 16 homeowners still outstanding. Will add a note to the newsletter and discuss in the annual meeting.
3. Brief discussion on painting brick.
 - Issue was resolved with homeowner moving forward with staining brick which will be allowed. HOA board discussed maintaining the look and feel of the neighborhood and that painting brick would not be in the best interests of the association. Painting over brick and mortar requires more frequent upkeep and if not properly maintained will degrade values of the homes in the association. Staining the brick is a more permanent solution for changing brick color and requires much less maintenance. It was also noted that stucco over the brick has similarly been declined by the HOA board and would not be an acceptable solution.
4. Business signs on homeowners' properties.
 - Bernie had a discussion with property owners that had a business sign in their front yard, and it has since been removed. Reviewed covenants and determined that only non-permanent signs are allowed.

New Business

1. Pick a date for this year's annual meeting.
 - April 26th – 7:30 PM at St. Joan of Arc Church
2. Board thoughts on newsletter items.
 - Add a note on outstanding dues
 - Explain ACC form (only pertains to changes visible from the street)
 - Board process and explanation – also a call to see if anyone is interested in joining
 - Add a note to remind residents to drive slowly through the neighborhood as there are a lot of children at play
 - Add a note on having a low key block party (ice cream social, potluck or even just a beer with neighbors)
 - Add an agenda for the annual meeting with date and location
 - Email the board with any additional, last minute ideas, thoughts or items to be added to the newsletter
 - Update reminder about leash laws
3. Bernie to lay out possible license plate camera and costs.
 - Discussed thoughts on adding a few (3) game cameras to the entrances of the neighborhood to have a record of who is entering and leaving the neighborhood if there should happen to be any criminal activity (thefts, break-ins, etc). Costs would be about \$300-500 for the trail cameras and a few memory cards. Would need someone to change batteries/memory cards periodically and to check the recordings if there is a reported incident. Add as a topic for annual meeting.

4. Any new business from board members.
 - None.
5. Vote on a proposal from Bernie and Matt.
 - Bernie suggested that he and Matt switch positions (President and Secretary) on the board. All board members approved, and the change will be effective immediately.

Topics for discussion at the annual meeting

- Community garage sale – do we want to have one this year?
- Outstanding annual dues
- Trail cameras to thwart potential thieves
- Shoveling sidewalks in the winter/keeping up with yards in the summer
- Block party ideas and timing
- Slow down when driving in neighborhood
- Reminder about leash laws