

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Board of Directors Meeting

August 1, 2022
6:30 p.m.

BOARD PRESENT: Mary Wiener – Board Member
Javier Morales – Board Member
Chris Dillon – Board Member
Tony Lord – Board Member
Mary Bradley – Board Member
Charlie Montover – Board Member

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on August 1, 2022 via Zoom video conference. The meeting was called to order at 6:30 pm. A quorum of the Board was established.

Meeting Minutes

- The Board reviewed the Board Meeting Minutes from June 2022. A motion was made to approve the minutes. The motion was seconded and approved unanimously.

Financial Reports

- The Board reviewed and discussed the financial reports from July 2022. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- The Board discussed sewer issues at the property. Despite frequent communication, the system still is being plugged up with unauthorized debris. Notices will continue to be sent in hopes something can be done. The sewer vendor will also look at different ideas to try and isolate the location of the unauthorized debris.
- The Board discussed 2022 maintenance projects.
 - Roof replacement on three buildings is complete. The vendor still has a couple punch list items to do before final payment is issued.
 - Painting of two buildings is complete.
 - Concrete repairs are scheduled for later in the month.
 - Victors Landscaping had completed the projects they were asked to do.
 - The Board discussed gutter redesign at several buildings. Pricing is being obtained and will be reviewed as soon as available.
- The Board discussed recent HOA violations. The Association attorney will be consulted regarding updating the process.

- The Board discussed the deck staining requirements. Three units were identified as needing additional work. Those units will be given additional time to complete the work.
- The Board reviewed status on having an engineer look at the buildings. This is still in process.

With no further business the meeting was adjourned at 8:15 pm.

Respectfully,

Justin Windholz