

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

BOARD PRESENT: Chris Dillon – Board Member
Mary Bradley – Board Member
Charles Montover – Board Member
Pat Helling – Board Member
Dan Snow – Board Member
Iwona Soloman – Board Member
Tony Lord – Board Member

Others: Justin Windholz – Crystal Property Management (CPM)

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on July 1, 2024 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 walk around notes from May 2024..

Financial Reports

- The Board reviewed and discussed the financial reports from June 2024. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- A meeting was recently held on-site with Charlie Montover, Tony Lord, Justin Windholz and David Mariaga from Western Slope Gutters to discuss the issues with gutter draining. David advised he could complete the work in the next several weeks. He will also provide a bid for roof replacement for the remaining buildings. Leaf guards for the gutters will be considered and priced out for the future.
- The Board discussed the issue of closing the gate at the Midland entrance. Notices have been sent to the City and local emergency personnel. No responses have been received so the gate will be shut in the coming weeks and all residents will be notified.
- Landscaping at the property is in good shape and the current vendor is doing a good job. Iwona Soloman requested permission to plant two trees near her property on the Midland side of the landscaping. The Board approved her request.
- Roof replacement of three buildings is scheduled for August.
- Painting of two buildings is scheduled for August.

With no further business the meeting was adjourned at 7:30 pm.

Respectfully,

Justin Windholz