

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

February 4, 2019
6:30 p.m.

PRESENT: George Fuller – Board Member
Mary Wiener – Board Member
Luba Kohn – Board Member
Pat Helling – Board Member
Sheryl Doll – Board Member
Lee Barger – Resident
Breana McCallum - Resident
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2522 Woodberry Dr, Glenwood Springs, CO 81601. The meeting was called to order at 6:30 pm. A quorum of the Board was established.

Financial Reports

- The Board reviewed and discussed the financial reports from January 2019. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the meeting minutes from the January 2019 regular Board meeting. A motion was made to approve the minutes as presented. The motion was seconded and approved.

Old Business

- The Board discussed the roof replacement project for building A. The contractor is expected to start in the spring. Mary Wiener asked to ensure that a continuous ridge vent for the entire building and two turtle vents per unit are added to the contract. Crystal Property Management will ensure it is done.
- The Board asked that the irrigation issue, rock wall repair and utility box repair be kept on the agenda until the spring to ensure that several repairs are made as soon as weather permits.

New Business

- Lee Barger presented designs for an air conditioning unit and plans to modify the deck at 2482. After discussion, it was agreed that the requests would be approved.
- Breeana McCallum was in attendance to discuss concerns about the dog waste enforcement policies. After discussion, it was agreed that new signs would be ordered and installed as well as an independent trash can be installed so that dog waste could be deposited there and could be picked up by the trash company weekly for a small fee. The trash can and dog station will be installed across from the mailboxes to minimize possible odors to the units in the area.
- The Board held election for officers. The results of the election were: George Fuller – President, Ted Doll – Vice President, Mary Wiener – Treasurer, Pat Helling – Secretary, Luba Kohn – Board Member. Debra Figueroa notified the Board prior to the meeting that she would have to resign due to commitments with her job. The Board expressed thanks for her help during her tenure.
- The Board discussed several covenant violations:
 - 2626 Woodberry was fined for dog waste
 - 2582 Woodberry was fined for dog waste
- The Board discussed a recent issue with the lift station. After investigation it is believed to be an electrical problem. Everyone present agreed that bids need to be collected to replace the pumps in addition to the electrical issue getting addressed. A notice created by Crystal Property Management was reviewed and will be posted for all residents concerning the need to be more conscious about what was flushed down drains.
- The Board discussed having a spring potluck barbeque so that new neighbors could meet and get together. Breeanna McCallum agreed to help with the coordination of the event.
- The next Board meeting was scheduled for March 4, 2019 at 2522 Woodberry at 6:30pm.

With no further business the meeting was adjourned at 8:30 pm.

Respectfully,

Justin Windholz