

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

January 7, 2019
6:30 p.m.

PRESENT: George Fuller – Board Member
Mary Wiener – Board Member
Luba Kohn – Board Member
Pat Helling – Board Member
Debra Figueroa – Board Member
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 December 2018. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the annual meeting minutes from the December 2018 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. After review and discussion, a motion was made to accept the bid from High Profile Roofing. Crystal Property Management will contact the vendor and discuss the details so that the project starts in the spring of 2019.
- The Board asked that the irrigation issue be kept on the agenda until the spring to ensure that several repairs are made as soon as the water is on.

New Business

- The Board discussed electing officers but as Ted and Sheryl Doll were not present it was agreed the Board officers would be elected at a future meeting.
- The Board discussed several covenant violations:

- 2644 Woodberry has had several violations over the past 30 days including noise, parking and pest control issues. All violations are being handled in accordance with the Association policies including fines assessed. If the tenant in the unit fails to comply and/or pay the fines the landlord will proceed with eviction.
- There have been several violations concerning parking. Notices will be given to new residents to inform them of the policies. Several other units have had cars booted and towed. The vehicle owner is responsible for those charges and fines may be assessed to the unit owners.
- The ongoing dog waste issue appears to be getting worse. The Board agreed to investigate harsher consequences including DNA testing of all dogs at the complex and prohibiting tenants from having dogs. Mary Wiener agreed to investigate both options. The Board discussed possibly installing cameras at the mailboxes but it appears to be cost prohibitive.
- Crystal Property Management gave an update on the sewer line cleaning which completed in December. The lines were also videoed. Overall the lines are on good shape but there is concern about grease and feminine products being put down the drains. Notices will be created for all residents explaining the importance of the issue.
- There is a damaged utility box near 2540 Woodberry. Crystal Property Management will coordinate repairs.
- The next Board meeting was scheduled for February 4, 2019 at 2522 Woodberry.

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

Respectfully,

Justin Windholz