

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

Held on-site (2562 Woodberry)
Glenwood Springs, CO 81601

July 9, 2012
6:30 p.m.

PRESENT: George Fuller – Board
Ted and Sheryl Doll – Board
Art Stuerwald – Board
Patricia Helling – Board
Ryan Zwelling – Board
Jared Walter – Owner
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2562 Woodberry Dr, Glenwood Springs, CO 81601. The meeting was called to order at 6:40 pm. A quorum of the Board was established.

- Current Financials
 - The financial reports were reviewed a motion was made to approve the financial reports for June 2012. May 2012 was not approved as they had not officially been reviewed yet. The May 2012 reports will be reviewed and approved at the next meeting. The motion to approve June 2012 was seconded and approved.
 - George Fuller discussed making a deposit to the reserve account as enough money had accumulated in the operating account. A motion to transfer the funds was made. The motion was seconded and approved. George will work with CPM to get the transfer made.
- Previous Meeting Minutes
 - The meeting minutes were reviewed. A motion was made to approve the minutes. The motion was seconded and approved.
- New Business
 - The Board members discussed covenant violations and future actions. It was noted that there are several units who continue to violate the parking rules. Despite violation notices to both the tenant and owner, the violations have not improved. A motion was made to start booting vehicles which are in violation of the guest parking rules. The motion was seconded and approved. Another repeat offense is residents leaving their trash cans out

after trash day. A motion was made to start removal of trash cans and misc items continually left outside of the units. The motion was seconded and approved. The Board asked that a notice be drafted and posted to all residents informing them of this policy. After the notice is posted, the new enforcement policies will begin one week later.

- The Board discussed an upcoming garage sale. It was noted that the Association would pay for an ad to be ran in the local paper announcing the event.
- Jared Walter expressed interest in joining the Board of Directors. A motion was made to appoint Jared to the Board for the remainder of 2012. The motion was seconded and approved. The Board thanked Jared for volunteering.

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

Respectfully,

Justin Windholz