

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

January 11, 2021
6:30 p.m.

PRESENT: Mary Wiener – Board Member
Sheryl Doll – Board Member
Luba Kohn – Board Member
Javier Morales – Board Member
Mary Bradley – Board Member
Tony Lord – Board Member
Chris Dillon – Board Member
Linda Young – Resident
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on January 11, 2021 via Zoom video conference. 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 2020. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed different types of savings accounts for the reserve funds. After discussion, it was agreed that Mary Bradley would research different options. Justin Windholz agreed to contact Edward Jones to discuss different options as well.

Meeting Minutes

- The Board reviewed the 2020 annual meeting minutes. A couple of corrections were noted. The minutes will be approved at the 2021 annual meeting.

Old Business

- The Board reviewed and discussed a legal issue which is being worked on by legal counsel. The house associated with the matter is under contract and expected to close soon. If the sale falls through, the matter will continue to be pursued via collection activity.

New Business

- The Board discussed barking dogs at one of the units at the complex. It was agreed that fines would be added per occurrence.
- The Board discussed dogs at the complex. At the annual meeting the issue was discussed but tabled for Board discussion and finalization.

- After discussion, a motion was made to prohibit tenants from having dogs. The motion was seconded and passed by a vote of five in favor (Wiener, Doll, Dillon, Lord, Bradley) and two opposed (Kohn, Morales).
- The Board decided to table the issue of DNA testing for dogs after the Association legal counsel could review it
- The Board decided to table the issue of dog waste pick up to see if it remains an issue after one unit sells, and the new tenant rule is enacted and in place.
- The Board discussed a unit which is reported to have three dogs. It was agreed that fines should be imposed to the unit to the fullest extent possible but that it would be investigated as to whether or not the unit still has three dogs.
- The Association counsel will look into whether or not the fines could be imposed as stated in the policies and procedures.
- The Board discussed settling at one of the buildings. In December, a structural engineer was at the building to do analysis. It is believed there was some amount of settling at the building sometime in the past 10 years but the formal report from the engineer has not been completed yet. The report will be reviewed by the Board once available.
- The Board discussed roof bids provided for re-roofing of building B. A couple questions were posed for one of the bids. The bid will be reviewed again after clarification.
 - Luba Kohn asked that roof ties be added to the building to make snow/ ice removal, and gutter maintenance more safe. The Board agreed and will request this from the roofers.
- It was requested that the north guest parking area be cleaned of snow.
- The Board held elections for Board officers. The following positions were elected: Mary Wiener – President, Ted Doll – Vice President, Luba Kohn – Secretary, Javier Morales – Treasurer.

With no further business the meeting was adjourned at 8:20 pm. The next Board meeting was scheduled for February 1, 2021 at 6:30pm.

Respectfully,

Justin Windholz