

COTTONWOOD LANDING TOWNHOME HOWEOWNER 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

November 13, 2014
6:30 p.m.

PRESENT: Jared Walter – Board
Ted and Sheryl Doll – Board
George Fuller – Board
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 6:30 pm. A quorum of the Board was established.

Financial Reports

- The Board reviewed and discussed the financial reports from October 2014. A motion was made to approve the reports. The motion was seconded and approved

Meeting Minutes

- The Board reviewed and the meeting minutes from August 2014. A motion was made to approve the minutes. The motion was seconded and approved.

Old Business

- Justin Windholz reported that the deck repairs and xeriscape border had been installed at building N. The owners at the building reported they were pleased with the final product.
- The Board discussed the stains on the concrete areas around the complex caused by the landscaper's fertilizer. The Board agreed that the landscaper had done everything in their power to clean the stains and that it was no longer an issue.
- Sheryl Doll provided proposals for xeriscaping around the complex. Jared Walter also provided a net present value spreadsheet outlining the projected savings of the potential projects. The Board reviewed all documents and agreed to consider them in 2015 as part of the capital projects. Justin Windholz agreed to contact several landscapers to inquire about the best way to install native grass in some of the areas.

New Business

- Justin Windholz reported that one of the units had had a problem with hillside erosion next to their unit, which left part of the building foundation exposed. Repairs were made to the unit and

everything is back to normal. The Board discussed making preventative repairs to several hillside areas in 2015. This issue will be discussed in the future when the Board does a spring walk around.

- The Board discussed pricing for tree removal at the complex. CLC Maintenance has done tree removal for the past several years but the trees that are to be removed would be too big of a project for them. Mary Weiner had previously provided a bid from a vendor who works with Holy Cross Energy. Bids were requested from other tree companies but the other companies have been busy and unable to provide pricing. The issue will be discussed at the upcoming annual meeting.
- The Board agreed the annual meeting would be held at the Glenwood Community Center on December 11, 2014. Notices will be sent to all owners.
- The Board reviewed a draft 2015 budget. Several corrections and adjustments were made but the monthly dues will not increase in 2015. A motion was made to approve the 2015 budget with the previously agreed upon changes. The motion was seconded and approved. The budget will be sent to the members to be ratified at the annual meeting

With no further business the meeting was adjourned at 8:05 pm.

Respectfully,

Justin Windholz