

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2562 Woodberry Dr  
Glenwood Springs, CO 81601

May 4, 2016  
6:30 p.m.

PRESENT: Ted and Sheryl Doll – Board  
George Fuller – Board  
Mary Wiener – 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 April 2016. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the meeting minutes from the March 2016 Board meeting. A motion was made to approve the minutes, which was seconded and approved.

Owner Issues

- The Board reviewed a request from an owner to install a radon mitigation device at their home. The proposal is consistent with the other existing devices at the complex therefore a motion was made to approve the request. The motion was seconded and approved. Justin Windholz will provide written approval to the owner.

Old Business

- The Board reviewed bids to complete the scope of work provided by Canyon Engineering to mitigate soil conditions near building J. After review and discussion a motion was made to accept the bid provided by Fet-Co Services. CPM will relay the approval and coordinate the project. After completion, Canyon Engineering will review the work to ensure that it is in accordance with their recommendations.
- Justin Windholz reported that we are still waiting for a proposal from Patillo Engineering for the monitoring work on building C. Ted Doll agreed to contact Mr. Patillo to see about getting the proposal sooner.

- George Fuller advised the Board on recent conversations he had with the potential developer of a housing complex nearby who wishes to tie into the Association's lift station. The Board previously committed to listening to proposals provided by the developer. The developer is currently investigating their options.

#### New Business

- The Board did a walk around of the complex and identified several repairs needed at various buildings and areas of the landscaping. CPM will coordinate the repairs that were identified.
- The Board discussed the proposed dog kennel across the river. Previously, the issue went before the City of Glenwood Springs Planning and Zoning Commission and was approved. Several owners at Cottonwood as well as surrounding homes expressed interest in appealing the decision to the Glenwood Springs City Council. The Board discussed the issue and based off feedback received from the owners at the complex agreed to support the appeal. The appeal is being privately funded by the individual owners and at this time the Association will not be contributing financially.

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

Respectfully,

Justin Windholz