

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

March 4, 2015
6:30 p.m.

PRESENT: Jared Walter – Board
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 February 2015. A motion was made to approve the reports. The motion was seconded and approved
- The Board asked to review January 2015 separately at the next meeting.

Meeting Minutes

- The Board reviewed the meeting minutes from January 2015. A motion was made to approve the minutes. The motion was seconded and approved.

Old Business

- Justin Windholz reported that the tree vendor has removed all the trees and that wood is available at the picnic table area which will be removed soon.
- Justin Windholz reported that the mailbox repair is complete.
- The Board discussed violations including parking, pet waste and garage use. Cars have been notified frequently and one has been booted for parking infractions. Problems seem to be ok with parking now. Pet waste seems to be better and several units were identified for allowing pets to defecate without it being picked up. The Board discussed garage modifications which were done at one unit. The Board asked that the matter be turned over to the Association legal counsel for further work to be done.
- Jared Walter presented pricing options for non-potable water drilling and installation. The Board agreed to review the issue and discuss the matter further at future meetings.

- The Board discussed pricing for roof repairs and replacement as well as asphalt repairs and replacement. These figures will be reviewed and discussed at future meetings as part of reserve funding analysis.

New Business

- The Board discussed siding repairs that were done at one of the units. The repairs are completed and now need to be painted in the spring. This repair identified several other similar repairs that are needed at other buildings. Bids will be collected for the other buildings.
- The Board discussed whether or not to implement rules prohibiting marijuana use. It was agreed that the issue would be tabled and discussed in the future.
- The Board discussed purchasing special insurance that would hedge against the costs of doing a special assessment. Justin Windholz agreed to look into the matter further.
- The Board scheduled the next two meetings for April 16 and May 14, 2015.

With no further business the meeting was adjourned at 8:00 pm.

Respectfully,

Justin Windholz