

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

2024 Annual Meeting Minutes

PRESENT: Chris Dillon – Board Member
Mary Bradley – Board Member
Tony Lord – Board Member
Pat Helling – Board Member
Dan Snow – Board Member
Sign in sheet, proxies and mail-in ballots available at CPM office (1512 Grand Ave #109, Glenwood Springs, CO 81601)
Justin Windholz - Crystal Property Management (CPM)

The 2024 Cottonwood Landing Annual Meeting was held via video conference at 6:30pm on December 2, 2024. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2024 including: roof replacement of three buildings, painting of two buildings, trash service change, speed bumps and discussion surrounding closing the North entrance, and insurance provider change. Discussion was had regarding all of the above projects.

2025 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2025 including: re-roofing the remaining buildings, , painting of two buildings, speed control measures.

2023 Financials/ 2024 Budget:

- The 2024 financial reports were reviewed and discussed.
- The 2025 budget was reviewed and discussed. It was noted that the 2024 budget will keep HOA dues at their existing level in 2025.

Elections:

- Mary Bradley, Tony Lord, Chris Dillon, Charles Montover, Pat Helling, Dan Snow, and Iwona Salamon were nominated to serve on the Board in 2025. The majority of votes received were in favor of the nominees. Each elected Board member has a one-year term for the 2025 calendar year.

Owner Issues:

- The Board discussed the change to the insurance coverage where the policy deductible was increased substantially to help lower the premium. All owners should contact their individual insurance companies to discuss loss assessment coverage through their provider.

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

Respectfully,
Justin Windholz