

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

April 16, 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 March 2015. A motion was made to approve the reports. The motion was seconded and approved.
- The Board reviewed and discussed the financial reports from January 2015 that had not been previously approved. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the meeting minutes from March 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 completed the project and the vendor has been paid in full for the work.
- The Board discussed pet violations at several units. One unit has a dog that is allowed outside without a leash or supervision, one unit has a dog that barks when its on the deck. Both unit owners will be notified of the infractions.
- The Board discussed non-conforming modifications made to a garage. The Association's legal counsel is still reviewing the issue.

- The Board discussed several units that have not taken down their holiday lights. It was agreed that fines would be added to their accounts in accordance with the Association's Policies and Procedures if necessary.
- The Board discussed parking violations and agreed that strong enforcement needed to be done as there continues to be non-compliance.
- The Board discussed the non-potable water option that Jared Walter had presented to the Board at a previous meeting. It was agreed that the project would be tabled for now, as the costs remain a concern.
- The Board reviewed pricing for roof replacements. These costs were reviewed as part of reserve analysis to determine whether or not there was enough money being saved each year.
- The Board discussed and reviewed an additional bid provided for asphalt repairs. One additional bid is still pending that will be reviewed before a decision is made on the paving work.

New Business

- The Board discussed the siding repairs that were identified in the winter. Additional bids are needed before proceeding with the work.
- The Board discussed gutter repairs that will be made at the property. The work is scheduled to be complete in the next few months.
- One owner requested the garage sale be done on May 2 and May 3. The Board agreed. Notices will be placed for all owners.
- The Board discussed and agreed upon the areas that will be turned over to native grass areas. The Board also identified areas that will have the irrigation times adjusted to not water as much this year.
- The next meeting is scheduled for May 14, 2015.

With no further business the meeting was adjourned at 8:45 pm.

Respectfully,

Justin Windholz