

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

2021 Annual Meeting Minutes

PRESENT: Ted Doll – Board Member
Mary Wiener – Board Member
Chris Dillon – Board Member
Mary Bradley – Board Member
Tony Lord – 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 2021 Cottonwood Landing Annual Meeting was held via video conference at 6:30pm on November 8, 2021. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2021 including: roof replacement of building B, roof repairs on all buildings, landscaping improvements, and painting of two buildings.

2022 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2022 including: re-roofing of three buildings, measures to reduce water consumption and painting of two buildings.

2021 Financials/ 2022 Budget:

- The 2021 financial reports were reviewed and discussed.
- The 2022 budget was reviewed and discussed. It was noted that the 2022 budget will keep the HOA dues at their existing levels. Several owners noted that an annual increase should be considered for the Association. The Board agreed to consider the request going forward.

Elections:

- Ted Doll, Mary Wiener, Javier Morales, Mary Bradley, Tony Lord, and Chris Dillon were nominated to serve on the Board in 2022. The majority of votes received were in favor of the nominees. Each elected Board member has a one year term for the 2022 calendar year.

Owner Issues:

- The Board discussed the calculation of the HOA dues. In 2021 a discrepancy was found in the square footage calculation of several units. Based on legal counsel recommendations refunds were issued to several units. One unit owner requested additional refunds. It was noted that the Association policy would be for that owner to follow the Association protocol to request mediation and or legal recourse. The owner asked the Board to reconsider the issue going forward.
- One owner asked the Board to look into the sewer lines near their unit as there have been several backups in her unit. The Board agreed to look into the request.

- One owner asked that additional communication be made available to all owners. The Board agreed to review the request.

With no further business, the meeting was adjourned at 7:45 pm.

Respectfully,
Justin Windholz

DRAFT