

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

Held at 1512 Grand Ave #109
Glenwood Springs, CO 81601

Tuesday March 2, 2010
6:30 p.m.

PRESENT: George Fuller- Board Ryan Zwelling – Board
 Ted and Sheryl Doll – Board (via telephone)
 Justin Windholz- Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 1512 Grand Ave #109, Glenwood Springs, CO 81601, on March 2, 2010. The meeting was called to order at 6:32pm. A quorum was established.

- Current Financials
 - The Board reviewed the financial reports from February 2010. After discussion, a motion was made to approve the February 2010 financial reports. The motion was seconded and approved unanimously.
 - The Board agreed to move \$10,000 from the Association's operating account into the Association's reserve account. This transfer will be earmarked to the roofing fund and will satisfy the 2010 budget requirement.
- Previous Minutes
 - The January 2010 Meeting Minutes were reviewed and discussed. After discussion, a motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the outcome of several recent parking violations. Justin Windholz reported that the current follow-up system of having the photographs emailed to Crystal Property was working well and that the most recent offenders have paid their fines. Justin also reported that a vehicle parked in the guest parking area was scheduled to be towed soon if it failed to be removed.
 - The Board discussed the outcome of talks with the snow removal vendor about the quality and timing of service this season. Justin Windholz reported that the vendor apologized and committed to reducing the bill for the two issues that arose. The Board also discussed the possibility of relocating snow in certain areas. After discussion it was agreed that the

snow would not be moved unless there is additional accumulation in the near future in which case the situation would be revisited.

- New Business
 - The Board discussed the 2010 landscaping contract. Presently, the vendor contracted to do the snow removal is the same who is scheduled to be the landscaping vendor in 2010. The Board had concerns about the quality of work with the snow plow services and that they may continue in the landscaping aspect of the vendors operation. After discussion, the Board asked Crystal Property to contact the vendor to discuss these issues as well as obtain additional bids for review.

With no further business the meeting was adjourned at 7:02 pm.

Respectfully,

Justin Windholz