

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

2020 Annual Meeting Minutes

PRESENT: Ted Doll – Board Member
Mary Wiener – Board Member
Javier Morales – Board Member
Mary Bradley – 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 2020 Cottonwood Landing Annual Meeting was held via video conference at 6:30pm on December 14, 2020. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2020 including: roof replacement of building C, energy work in building A, lift station pump replacement, painting of 2 buildings, landscaping improvements, concrete repairs, siding repairs, and asphalt replacement.

2021 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2020 including: the painting of two buildings, roof replacement of building B, concrete repairs, siding repairs and landscaping improvements at building O.

2020 Financials/ 2021 Budget:

- The 2020 financial reports were reviewed and discussed.
- The 2021 budget was reviewed and discussed. It was noted that the 2020 budget will increase dues for the upcoming year approximately 6%. Several owners had questions about the increase. The Board explained the increase is to help avoid a future special assessment as well as to fund the continuing building maintenance needs at the complex. The Board had previously approved the budget and the majority of the votes received at the meeting, by proxy and ballot were in favor of the 2021 budget therefore it was ratified.

Elections:

- Ted Doll, Mary Wiener, Luba Kohn, Javier Morales, Mary Bradley, Tony Lord, and Chris Dillon were nominated to serve on the Board in 2021. The majority of votes received were in favor of the nominees. Each elected Board member has a one year term for the 2021 calendar year.

Owner Issues:

- The Board discussed dogs at the complex. The Board had notified everyone that they were considering prohibiting tenants from having dogs at the complex. The issue regarding dogs was discussed thoroughly. Discussion points involving dogs included possible dog waste removal, dog DNA testing, additional trash location at the north end

of the complex, additional pet fees, a dog relief area, fake and/or real cameras in several locations. After discussion, it was agreed that the new Board would continue the discussion and make decisions in 2021. The majority of owners present including previously received ballots were in favor of taking some sort of action.

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

Respectfully,
Justin Windholz