

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

April 5, 2021
6:30 p.m.

PRESENT: Mary Wiener – Board Member
Sheryl and Ted Doll – Board Member
Mary Bradley – Board Member
Javier Morales – Board Member
Pat and Sten Helling - Homeowners
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on April 5, 2021 via Zoom video conference. 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 2021. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed options for the reserve account. Mary Bradley and Ted Doll will get together soon to discuss additional options

Meeting Minutes

- The Board reviewed the March 2021 annual meeting minutes. A motion was made to approve the minutes. The motion was seconded and approved.

Old Business

- The Board entered executive session to discuss a legal matter concerning the Association.
- The Board will continue to monitor outstanding violations including a unit with three dogs.
- Justin Windholz advised that work on the building B roof is scheduled for early April 2021.
- The Board reviewed pricing for painting. After review and discussion, a bid was accepted from Orellana Painting. They will be notified and are expected to start in early summer.

New Business

- Pat and Sten Helling were present to discuss the discrepancy with the calculation of their Association dues. They explained that they believe they should be reimbursed from the entire period of their ownership. The Board explained that they believed they should be reimbursed for the last three years. Justin Windholz agreed to meet with Pat and Sten later in the week to review the calculations. The Board agreed to proceed with a decision after that meeting is held.

- The Board discussed landscaping. Victors Landscaping started spring clean-up this week and will continue to work at the property this week. They are also expected to start on the flower bed and north building landscaping projects soon.

With no further business the meeting was adjourned at 8:30 pm. The next Board meeting was scheduled for May 3, 2021 at 6:30pm.

Respectfully,

Justin Windholz