

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

October 18, 2017
6:30 p.m.

PRESENT: George Fuller – Board Member
Ted and Sheryl Doll – Board Member
Pat Helling – Board Member
Mary Weiner – Board Member
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 September 2017. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed making a transfer of funds to the reserve account to complete the transfer for the year. The discussion was tabled to the future.

Meeting Minutes

- The Board reviewed the meeting minutes from the May 2017 Board meeting. A motion was made to approve the minutes with one correction. The motion was seconded and passed.

Old Business

- The Board discussed the 27th St Bridgework and possible issues surrounding an easement and titling of that land. Charlie Willman is continuing to work on the issue. Ted Doll agreed to contact Charlie to get an update.
- The Board discussed the Midland entrance closure. The gate is currently closed and is planned to remain closed through the Grand Avenue Bridge closure which is presently scheduled to last into November. The Board discussed steps that would need to be taken to have the gate closed permanently. It was agreed that the first step would be to include the issue on the ballot for the Annual Meeting. Further action will be taken based on the results at the Annual Meeting.
- The Board discussed covenant violations including a dog not on leash and parking violations.

New Business

- The Board reviewed pricing for tree trimming. More bids are expected to be collected and will be reviewed at the next Board meeting.
- The Board discussed the irrigation water and landscaping at the property. The Board agreed that bids will be collected for next season's work.
- The Board discussed bids that were received for a reserve study at the property. The bids were all approximately the same price. The Board discussed whether or not the reserve study was necessary. After discussion, a motion was made to proceed with the reserve study. The motion was seconded and approved by a vote of 3 yes (George Fuller, Ted Doll, and Mary Weiner) and 1 no (Pat Helling).
- The Board discussed the painting at the property. Mike Weddell is nearly complete with the building this year. It was agreed that the job was done well. Mary Weiner requested that two buildings be painted next year. It was noted that next year is a year in which two buildings are scheduled to be painted. Mary also requested that the buildings be painted on a faster rotation of 5 years instead of the current 7 – 10 year rotation. It was agreed that the reserve study should provide guidance on the issue.
- The Board discussed roof repairs that were recently done at the property. The repairs are complete. The roofers are scheduled to be back to inspect several other roofs and add sealant around vents on the roofs as it appears that the most recent leaks are due to sealant failures. The roofers will also be providing bids for roof replacement as the older buildings are nearing the age in which roofs will need replaced.
- The Board reviewed a draft 2018 budget provided by Crystal Property Management. The budget will be reviewed in further detail at the next Board meeting.
- The Board discussed future meeting dates. The next Board meeting will be held on November 15, 2017. The annual meeting is tentatively scheduled for December 5 or 6. The exact date will be agreed upon later.

With no further business the meeting was adjourned at 9:15 pm.

Respectfully,

Justin Windholz