

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held on-site (2522 Woodberry Dr)
Glenwood Springs, CO 81601

May 10, 2011

6:30 p.m.

PRESENT: Art Steuerwald – Board Patricia Helling – Board
 George Fuller – Board Ryan Zwelling – Board
 Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2522 Woodberry Dr, Glenwood Springs, CO 81601. The meeting was called to order at 6:30pm. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the financial reports from April 2011. After review a motion was made to approve the financial reports. The motion was seconded and approved unanimously.
- Previous Meeting Minutes
 - The Board reviewed the meeting minutes from the April 2011 Board Meeting. After review a motion was made to approve the meeting minutes with two corrections to the members present. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the parking at several units. It was agreed that some of the units have gotten better but some continue to be in violation. It was agreed that the Board will continue to issue penalties for parking infractions.
- New Business
 - The Board met with Brian from Brian's Rooter and Drain to discuss a potential problem with the lift station. Brian explained that he believes the lift station is either too high or the lines are too low. After discussion, the Board agreed to send a video camera through the line to determine what the problem is.
 - The Board had planned to do a walk-around of the complex but decided to wait for Ted and Sheryl to do the walk around.

- The Board discussed the pending pavement re-surfacing project. It was agreed that the project needed to continue to pend due to the potential problem with the lift station.
- The Board discussed a report given by the City of Glenwood which showed that a storm water drain pipe was damaged and needed to be replaced. The damaged pipe was discovered as part of the bike path construction. The City did the work and asked if the HOA was willing to pay for part of the repair. The Board agreed that they could not pay anything at this time due to the other large expenditures that have come up.
- Ryan Zwelling asked permission to trim a bush near her property. The Board advised that she could do so.
- Pat Helling noted that one of the residents has been speeding in the complex. Crystal Property will send a letter to the owner advising them of the infraction.

With no further business the meeting was adjourned at 7:30 pm.

Respectfully,

Justin Windholz