

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)
Glenwood Springs, CO 81601

October 6, 2011
6:30 p.m.

PRESENT: George Fuller – Board
Ted and Sheryl Doll – Board
Art Steuerwald – Board
Ryan Zwelling – Board
Pat Helling - 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 6:35pm. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the financial reports from September 2011. A motion was made to approve the reports. The motion was seconded and approved unanimously
- Previous Meeting Minutes
 - The Board reviewed the meeting minutes from the September 2011 Board Meetings. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the asphalt project. The project is set to start in the next few weeks (weather permitting). Once the dates are finalized, Crystal Property Management will coordinate the project and notify the residents.
 - The Board discussed the landscaping projects. Custom Lawn Care is scheduled install all 10 trees for the Association on October 11, 2011 for a cost of \$3500 (\$350 per tree). Previously in the month, the Board met with the landscaping committee and agreed to where all the trees would be placed.
 - Justin Windholz noted that the insurance policy bid process will be completed soon and then the policy will be changed.
- New Business

- George Fuller presented preliminary 2012 budget figures which represented a small increase for all units. After discussion it was agreed that bids would be sought to try and determine more accurate pricing for asphalt repairs at the complex and roof repairs for all buildings. George agreed to complete his estimates and send it to the rest of the Board along with the 2011 figures so that they can be reviewed in advance of the November meeting.

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

Respectfully,

Justin Windholz