

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2562 Woodberry Dr
Glenwood Springs, CO 81601

July 21, 2016
6:30 p.m.

PRESENT: Ted and Sheryl Doll – Board Member
George Fuller – Board Member
Mary Wiener – Board Member
Jared Walter – 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 June 2016. A motion was made to approve the reports. The motion was seconded and approved.
- The Board reviewed and discussed the reserve account held at Edward Jones. It was agreed that Mary Wiener would be added to the account and would contact the banker to discuss CD investment options as well as account fees.

Meeting Minutes

- The Board reviewed the meeting minutes from the May 2016 Board meeting. A motion was made to approve the minutes, which was seconded and approved.

Owner Issues

- The Board reviewed several violations and asked Crystal Property Management to address the issues with the unit owners.

Old Business

- The Board reviewed the work done by building J to construct a retaining wall to help prevent erosion in the area. The work was done to the specifications created by an engineer. The Board agreed the work looked good and would like to have the engineer review the work and sign off that it is to their specifications. The Board also agreed to collect bids to put rock and/or mulch in the area.

- Justin Windholz reported that Patillo Engineering agreed to monitor building C to create a baseline in determining whether or not there was settling at the building. Patillo is scheduled to be at the building soon and do his preliminary work.

New Business

- The Board did a walk around of the complex and identified several repairs needed at various buildings and areas of the landscaping.
 - The Board approved bids to have the siding repaired at several buildings.
 - The Board approved a bid to have a foundation leak repaired.
 - The Board approved a bid to have the curbing on Woodberry fixed.
- It was noted that Mike Weddell is scheduled to begin painting building K in the next month.
- Mary Wiener asked the Board to consider hiring a water auditor from the Colorado State University Extension program come to the property and review the Associations watering practices. A motion was made to approve the project which was seconded and approved.

With no further business the meeting was adjourned at 8:15 pm.

Respectfully,

Justin Windholz