

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

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

Wednesday October 13, 2010
6:30 p.m.

PRESENT: George Fuller- Board Ryan Zwelling – Board
Sheryl and Ted Doll – Board Nicole Garimone – Resident
Justin Windholz- Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at Crystal Property Management Offices, 1512 Grand Ave #109, 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 September 2010. 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 September 2010. After review a motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
 - The Board reviewed the recent capital projects at the Association. The concrete repairs are mostly done and will be inspected over the next week after the concrete dries. The rock area at the north entrance will be completed by the end of the week. The shrubs and trees are expected to be planted by the end of the week as well.
 - The Board discussed the 2011 budget. After discussion about the potential capital projects the Board agreed that the budget would be discussed at the next Board meeting which will be held on November 2, 2010.
- New Business
 - Nicole Garimone was present to discuss a recent violation letter that she received in regards to her dog barking. Nicole expressed concern over the wording of the letter and the violation procedure. After discussion it was agreed that the wording of future violation letters would be modified as

well as the process. Nicole also asked that the violation be removed from her account. After discussion, a motion was made to remove the warning from Nicole's file. The motion was seconded and approved unanimously.

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

Respectfully,

Justin Windholz