

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

October 1, 2018
6:30 p.m.

PRESENT: George Fuller – Board Member
Mary Wiener – Board Member
Sheryl and Ted Doll – Board Member
Pat Helling – Board Member
Danika Krajcar – Owner
Scott Mills – About Saving Heat
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 2018. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the meeting minutes from the September 2018 Board meeting. A motion was made to approve the minutes as presented. The motion was seconded and approved.

Old Business

- The Board discussed the roof replacement project for building A. Scott Mills had proposed obtaining a bid from Umbrella Roofing. Crystal Property Management tried contacting them but was unsuccessful. Another roofer was in the process of being contacted. The bids and project will continue to be discussed.
- The Board discussed the dog area that was previously approved. It will continue to be monitored.
- The Board discussed the painting project. Mike Weddell is nearly finished and everyone agreed that his work was satisfactory.

New Business

- Scott Mills was present to discuss his bid for energy savings work at building A which would be completed in conjunction with the roof repairs. The Board discussed the bid and after discussion asked Scott to make several changes to the bid and pricing. Scott explained that his work could not be done first but would have to be after the roof work was complete. The Board discussed who would be responsible for the charges as some of the work is Association responsibility but some is unit owner responsibility. In addition, a large portion of the project is expected to be reimbursed through energy credits but only if the project is proceeded by one entity. Mary Wiener agreed to draft a letter explaining the project, benefits and costs to the owners. The Board agreed that several of the aspects of Scott's proposal would be done either way.
- The Board discussed the 2019 budget. Formal numbers have not been established yet but everyone was in agreement that a 10% increase would be proposed.
- The next Board meeting was scheduled for November 5, 2018 at 2522 Woodberry.

With no further business the meeting was adjourned at 8:30 pm.

Respectfully,

Justin Windholz