

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

BOARD PRESENT: Javier Morales – Board Member
 Chris Dillon – Board Member
 Mary Bradley – Board Member
 Tony Lord – Board Member
 Charles Montover – Board Member
 Pat Helling - Resident

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on August 7, 2023 via Zoom video conference. The meeting was called to order at 6:30 pm. A quorum of the Board was established.

Meeting Minutes

- The Board reviewed the July 2023 Meeting minutes. A motion to approve the minutes was seconded and approved.

Financial Reports

- The Board reviewed and discussed the financial reports from July 2023. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- The Board discussed several covenant violations with parking.
 - Unit 2601 was recently booted and parking in guest parking seems to have improved. They have recently parked 3 cars in front of their garage. CPM will contact them and discuss the issue.
- The Board discussed the new City trash program. After discussion, everyone agreed that it would make the most sense for owners to switch to the City program as opposed to having the HOA in charge of the contract. This change is expected in early 2024. More information will be sent to owners as soon as it is available.
- Glenwood Community Broadband has been installed at the complex. Owners will receive notices directly from them regarding the program but it is available.
- The Board discussed landscaping. Several projects were discussed at the walk around but it was agreed that these would be further discussed in 2024 as Victor's couldn't start for several weeks and planting late in the season wasn't advised.

- Roofing at the property has been completed. The roofer provided pricing for the remaining buildings. After discussion, the Board agreed that additional buildings should be done this year. Insurance coverage will become an issue in the near future and it is believed that insurance coverage will be more easily obtained given the roofs have been recently replaced. A motion was made to approve two additional buildings this year. The motion was seconded and approved. Funding for the additional roofs will come from the reserve account.
- Painting is expected to begin in the next few weeks.
- Mary Wiener recently provided her resignation from the Board. Existing Board members expressed their thanks for the work she has done over the years. She has been a valuable asset to the community and everyone is grateful for the volunteer work she has done.
- Bids are being sought for installing a gates at both entrances to Woodberry Drive. The hope is to eliminate speeding and cars unnecessarily using the road.
- Pricing is being sought for repairing the retaining wall below the parking area at the north end of the complex. An engineer will be hired to look at the wall as well.
- The Board reviewed a request to install an awning on the back deck of 2522. The concept of the awning was approved but the Board requested additional information regarding specific colors, and details before official approval is given.

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

Respectfully,

Justin Windholz