

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held on-site (2583 Woodberry)
Glenwood Springs, CO 81601

August 27, 2014
6:30 p.m.

PRESENT: Jared Walter – Board
Mary Weiner – Board
Art Stuerwald – Board
Ted and Sheryl Doll – Board
George Fuller – Board
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 July and August 2014. A motion was made to approve the reports. The motion was seconded and approved

Meeting Minutes

- The Board reviewed and the meeting minutes from July 2014. A motion was made to approve the minutes with 1 minor corrections. The motion was seconded and approved.

Old Business

- Mary Weiner provided a letter for the Board to review concerning doing energy audits at the property. The Board made some corrections to the document. The letter will be mailed to all owners in September.
- Justin Windholz advised that the landscapers are behind schedule with the improvements at building N. The project is expected to begin soon.

New Business

- Water Usage
 - The Board reviewed a chart of water usage provided by Crystal Property Mgmt. It was agreed that the system would be tested before it is blown out for the winter to see if there are any leaks in the system.
 - Sheryl Doll advised that she has been in contact with several landscaping companies to review the possibility of installing xerioscape areas and presented a list of the top goals

that the Board would like to accomplish in the potential project. The Board liked the idea. Sheryl will report back to the Board with updates and pricing.

- Other
 - It was noted that the painting project for the season should begin in the next few weeks.
 - The HOA insurance provider recently advised that they will not be renewing the policy due to a corporate decision. Insurance bids are being obtained and will be in place before the expiration of the existing policy.
 - The landscapers caused minor damage to the concrete at the property by applying fertilizer which stained the concrete. The Board agreed that there is one area which needs to be repaired. All other areas are ok.
 - One owner presented a design request to replace and change the address numbers for their unit. The Board reviewed the request and approved it unanimously.
 - Pat Helling advised the Board previously in the month that she was no longer able to serve on the Board. Art Stuerwald advised that he too will longer be able to serve on the Board. Both Pat and Art have done a great job throughout the years and both were thanked for their service.

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

Respectfully,

Justin Windholz