

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held at 1512 Grand Ave #109
Glenwood Springs, CO 81601

Tuesday June 1, 2010
6:30 p.m.

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

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 1512 Grand Ave #109, Glenwood Springs, CO 81601, on June 1, 2010. The meeting was called to order at 6:32pm. A quorum was established.

- Current Financials
 - The Board reviewed the financial reports from April and May 2010. After discussion, a motion was made to approve the April and May 2010 financial reports. The motion was seconded and approved unanimously.
- Previous Minutes
 - The April 2010 Meeting Minutes were reviewed and discussed. After discussion, a motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the 2010 painting contract. After discussion, the Board approved the proposal given by Mike Weddell.
 - In May 2010, Jerry Krebs, Ryan Zwelling and Justin Windholz walked around the property. It was decided at that meeting that bids needed to be obtained for the replacement of dead trees and potential asphalt repairs near the north end of the complex. These bids should be available by the next Board meeting for review.
- New Business
 - The Board discussed irrigation repairs that were done as a result of the round-a-bout construction. The City has committed to paying invoices which were a result of the construction they did.
 - The Board discussed the work that has been done by the 2010 landscaping company. Several issues have been addressed with the vendor including bagging of grass, weed control and irrigation repairs.
 - The Board discussed switching pet waste bag providers to save money. The decision was made to switch providers. The Board also discussed

creating a letter which will be given to all residents advising them that they are responsible for picking up after their pets.

- The Board also discussed parking violations in the community. Several unit owners continue to violate the parking rules. Crystal Property will fine them accordingly.

With no further business the meeting was adjourned at 7:15 pm.

Respectfully,

Justin Windholz