COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2019 Annual Meeting
Held at 120 Wulfsohn
Glenwood Springs, CO 81601

November 11, 2019
6:30 p.m.

PRESENT: Ted Doll – Board Member
George Fuller – Board Member
Pat Helling – Board Member
Mary Wiener – Board Member
Sign in sheet, proxies and mail-in ballots available at CPM office (1512 Grand Ave #109, Glenwood Springs, CO 81601)
Justin Windholz - Crystal Property Management (CPM)

The 2019 Cottonwood Landing Annual Meeting was held at 120 Wulfoshn Road on November 11, 2019 at 6:30pm. The meeting was called to order at 6:30 pm. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2019 including: roof replacement of building A, energy work in building A, lift station cleaning and repairs, painting of 2 buildings, and landscaping improvements.

2020 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2020 including: the painting of two buildings, roof replacement of building B, asphalt repairs and lift station repairs.

2019 Financials/ 2020 Budget:

- The 2019 financial reports were reviewed and discussed.
- The 2020 budget was reviewed and discussed. It was noted that the 2020 budget will increase dues for the upcoming year approximately 10%. Several owners had questions about the increase. The Board explained that is primarily going towards reserve savings for large capital projects including roof replacement. The Board had previously approved the budget and the majority of the votes received at the meeting, by proxy and ballot were in favor of the 2020 budget therefore it was ratified.

Elections:

- George Fuller, Ted Doll, Mary Wiener, Pat Helling, and Luba Kohn were nominated to serve on the Board in 2020. The majority of votes received were in favor of the nominees. Each elected Board member has a one year term for the 2020 calendar year.

Owner Issues:

- An issue with the trash service at one unit will be investigated.

- Dog waste was discussed. Additional signs will be installed and the Board will discuss the issue further. Anyone seeing dog waste not being picked up is encouraged to contact Crystal Property Management.
- The Board discussed a proposed change to the Bylaws, which will allow more flexibility to the scheduling of the Annual Meeting date. A motion was made to approve the proposed change. The motion was seconded and approved.
- The Board discussed changes to the rules and regulations concerning dogs as well as construction times. The members present discussed the issues arguing for both sides of the proposed changes. The Board agreed to take the arguments under consideration and discuss the issue more before making any changes to the rules.

With no further business, the meeting was adjourned at 7:55 pm.

Respectfully,
Justin Windholz