

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

September 10, 2018
6:30 p.m.

PRESENT: George Fuller – Board Member
Mary Weiner – Board Member
Sheryl and Ted Doll – Board Member
Luba Kohn – Board Member
Pat Helling – Board Member
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2522 Woodberry Dr, Glenwood Springs, CO 81601. The meeting was called to order at 6:35 pm. A quorum of the Board was established.

Financial Reports

- The Board reviewed and discussed the financial reports from August 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 August 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 recently completed reserve study as well as proposed 2019 budget numbers. Because of the reserve study, the Board will recommend a 10% increase in monthly assessments in 2019 to continue to save money for large projects. The reserve study will continue to be revisited each year to see about future possible increases.
- The Board reviewed an additional bid for roof repairs at building A. The bids on the work vary by a large margin. It was agreed that an energy efficiency expert would be consulted about the roof work to ensure the scope of work is correct. After his evaluations, a more clear answer should be provided as to whom to use and what they should do.
- The Board discussed the temporary dog area that was agreed to at the August Board meeting. Pat Helling reported that there was additional dog waste in the area but wasn't sure whose dog it was. The issue will continue to be looked at.

- The Board discussed the recently removed items from the landscaping islands. The overgrown areas were trimmed back but have not been replenished with mulch or rock. This is expected to happen soon.
- The painting contractors have been making good progress and are expected to be done by the end of the month. Everyone was happy with the work done thus far.

New Business

- The Board discussed a request from one of the residents to put a for sale sign on the corner of 27th St. These requests had been sought after in the past and rejected in the past as well. Because of the long standing rule prohibiting for sale signs in that area, the request was denied.
- The Board discussed a preliminary request to add an additional ventilation outlet in the garage of a unit that has recently sold to a new owner. The Board agreed that if the owner provides a written request that it would probably be approved.
- The Board discussed several violations throughout the community.
- The Board discussed the irrigation system which is believed to be watering too frequently. Because the season is almost over, the system will be turned off immediately.
- The next Board meeting was scheduled for October 1, 2018 at 2562 Woodberry.

With no further business the meeting was adjourned at 8:20 pm.

Respectfully,

Justin Windholz