

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2583 Woodberry Dr
Glenwood Springs, CO 81601

January 6, 2016
6:30 p.m.

PRESENT: Jared Walter – Board
 Ted and Sheryl Doll – Board
 George Fuller – Board
 Mary Wiener – Board
 Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2583 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 December 2015. A motion was made to approve the reports. The motion was seconded and approved.
- The Board agreed that a transfer would be made from the operating account to the reserve account in the amount of \$30,500. \$24,000 would be earmarked as the 2016 contribution and \$6500 would be for the remaining 2015 contribution.

Meeting Minutes

- The Board reviewed the meeting minutes from the 2015 annual meeting. A motion was made to approve the minutes. The motion was seconded and approved. These will be published on the CPM website for owners to review but they will be officially approved by all owners at the 2016 annual meeting later in the year.

Old Business

- The Board discussed several old business agenda items
 - The Board reviewed the scope of work and repairs suggested by Tramway Engineering in regards to building repairs at building J. CPM advised that one bid has been obtained but additional bids will be received in the spring as there is now too much snow for the contractors to review the area.
 - The Board reviewed correspondence sent by an owner at building C in regards to structural damage at their unit. The Board also reviewed correspondence sent by Tramway Engineering who reviewed the damage in question. After review and discussion, Jared Walter agreed to speak with the engineer, Chuck Peterson, in regards

to providing a spec for the survey as well as to identify and outline more information about micro-piles. The Board also asked CPM to contact the Association attorney, Charlie Willman, to review the issue.

New Business

- The Board agreed that a snow pile in near building A and C be moved to the snow storage area. CPM will coordinate the request.
- Mary Weiner noted that there is still a problem with the light fixture near the mailboxes. CPM will contact R&A Electrical to coordinate the repair.
- The Board discussed correspondence sent by a neighboring property owner who is trying to build a new development and also wishes to tie into Cottonwood Landing's lift station. After review and discussion, George Fuller agreed to meet with the owner and discuss the issue further.
- The Board scheduled their next meeting for February 3, 2016 which will be held onsite.

With no further business the meeting was adjourned at 8:30 pm.

Respectfully,

Justin Windholz