

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held on-site (2522 Woodberry)
Glenwood Springs, CO 81601

October 3, 2012
6:00 p.m.

PRESENT: George Fuller – Board
Ryan Zwelling – Board
Art Stuerwald – Board
Pat Helling – Board
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 6:00 pm. A quorum of the Board was established.

- Current Financials
 - The September 2012 financial reports were reviewed. A motion was made to approve the financial reports for September 2012. The motion was seconded and approved.
- Previous Meeting Minutes
 - The meeting minutes from September 2012 were reviewed. A motion was made to approve the minutes. The motion was seconded and approved.
- New Business
 - The Board members discussed the pending agreement with Comcast for an easement on the Association's property. Several Board members met with the Comcast contractor to discuss the needed repairs in the area where Comcast buried their wires. The contractor agreed to have the areas repaired. George Fuller noted that he has not heard from the Comcast representative but will follow up with her again to ensure the agreement gets completed. .
 - The Board reviewed the financial information for the Association and made recommendations for George Fuller to consider when creating the 2013 budget. The Board agreed that a slight increase was necessary to account for increases in utilities and future reserve account funding. George agreed to draft the budget and provide it for review at the November Board meeting, scheduled for November 7, 2012.

- The Board agreed that the 2012 Annual Meeting would be held on December 5, 2012 at the Glenwood Springs Community Center.
- Justin Windholz reported that the sewer cleaning vendor was trying to schedule the cleaning of the Cottonwood system. It is expected that this will be completed within the next month.

With no further business the meeting was adjourned at 6:55 pm.

Respectfully,

Justin Windholz