

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

May 3, 2021
6:30 p.m.

PRESENT: Mary Wiener – Board Member
Sheryl and Ted Doll – Board Member
Mary Bradley – Board Member
Javier Morales – Board Member
Chris Dillon – Board Member
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on May 3, 2021 via Zoom video conference. 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 April 2021. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed options for the reserve account. Mary Bradley and Ted Doll continue to work on the account. After discussion, a motion was made to open a new account with Blue Credit Union. The motion was seconded and approved. Mary Wiener and Ted Doll will be the account signers.

Meeting Minutes

- The Board reviewed the April 2021 meeting minutes. A motion was made to approve the minutes with two corrections. The motion was seconded and approved.

Old Business

- The Board entered executive session to discuss a legal matter concerning the Association. After executive session ended, a motion was made to hire Rob Gavrell to represent the Board on a small claims case that was brought against the HOA. The motion was seconded and approved. A meeting will be set up with Rob to discuss the matter.
- The Board discussed a possible no smoking rule. It was agreed that the Board members would monitor the situation and discuss it further in the future.
- Justin Windholz advised that work on the building B roof has begun, that it is mostly finished, and that it should be finished by the end of the week.
- The Board discussed landscaping. The landscaping vendor has begun work and is presently working on the landscaping project at the North end of the complex.

New Business

- The Board reviewed the to-do list identified by Mary Weiner. Letters will be sent to the various owners and the work will be started as soon as possible.
- Luba Kohn previously submitted her resignation as her work schedule has changed and is not allowing her to participate in Board meetings. Everyone was thankful for Luba's participation over the years.

With no further business the meeting was adjourned at 8:30 pm. The next Board meeting was scheduled for June 7, 2021 at 6:30pm.

Respectfully,

Justin Windholz