

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held on-site (2562 Woodberry)  
Glenwood Springs, CO 81601

September 21, 2011

6:30 p.m.

PRESENT: George Fuller – Board  
Ted and Sheryl Doll – Board  
Art Steuerwald – Board  
Ryan Zwelling – Board  
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2562 Woodberry Dr, Glenwood Springs, CO 81601. The meeting was called to order at 6:30pm. A quorum of the Board was established.

- Current Financials
  - The Board reviewed the financial reports from August 2011. A motion was made to approve the reports. The motion was seconded and approved unanimously
- Previous Meeting Minutes
  - The Board reviewed the meeting minutes from the July and August 2011 Board Meetings. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
  - The Board discussed the asphalt project. The project is set to start in the beginning of October weather permitting. Once the project nears, Crystal Property Management will coordinate the project and notify the residents.
  - The Board discussed the landscaping projects. The sprinkler box replacement project was half complete and the other half is scheduled to be complete by the end of the month. The Board discussed planting additional trees. It was agreed that 10 additional trees would be purchased and installed for the approximate cost of \$350 per tree. Ted, Sheryl, Ryan and Justin agreed to coordinate where the trees would be placed.
- New Business

- The Board discussed the 2012 budget. After discussion of several items, it was agreed that the budget would be discussed in further detail at the next meeting.
  - The Board agreed that the next few meeting would be scheduled as follows: October 6, 2011 at 6:30pm, November 3, 2011 at 6:30pm and the Annual Meeting December 15, 2011 at 6:00pm.
- The Board discussed the upcoming insurance renewal. Bids were collected for the policy. After discussion, a motion was made to approve the insurance policy proposal from American Family unless Glenwood Insurance was able to provide a lower priced proposal. The motion was seconded and approved unanimously.
- The Board discussed the staining of the swingsets and picnic table. Justin Windholz agreed to have the project completed within the next week.
- The Board agreed that summer picnic would be canceled for the year as no one expressed interest in the event. The Board also agreed that the semi-annual garage sale would be postponed because of a lack of interest in the project and this event is held at the request of homeowners.
- Ryan Zwelling noted that there were several shingles near her property which had come off. Justin Windholz agreed to coordinate the repairs.

With no further business the meeting was adjourned at 7:50 pm.

Respectfully,

Justin Windholz