

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2017 Annual Meeting
Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

December 5, 2017
6:30 p.m.

PRESENT: Ted Doll – Board Member
Pat Helling – Board Member
Mary Weiner – Board Member
Sign in sheet, proxies and mail-in ballots available at CPM office (1512 Grand Ave #109, Glenwood Springs, CO 81601)
Justin Windholz - Crystal Property Management (CPM)

The 2017 Cottonwood Landing Annual Meeting was held at 2522 Woodberry Drive on December 5, 2017 at 6:30pm. The meeting was called to order at 6:30 pm. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2017 including: roof repairs, siding repairs, tree maintenance, painting. And the Midland Ave gate installation.

2018 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2017 including: the painting of two buildings, additional siding repairs, a formal reserve study, irrigation redesign and tree maintenance.

2017 Financials/ 2018 Budget:

- The 2017 financial reports were reviewed and discussed.
- The 2018 budget was reviewed and discussed. It was noted that the 2017 budget will increase dues for the upcoming year approximately 5%. Several owners had questions about the increase. The Board explained that is primarily going towards reserve savings for large capital projects. The Board had previously approved the budget and the majority of the votes received at the meeting, by proxy and ballot were in favor of the 2018 budget therefore it was ratified.

Elections:

- George Fuller, Ted Doll, Mary Weiner, Pat Helling, Debra Figueroa, and Luba Kohn were nominated to serve on the Board in 2018. The majority of votes received were in favor of the nominees.
- There was no interest from other members in the Architectural Committee or the Landscaping Committee therefore those responsibilities will go to the elected Board.

Owner Issues:

- Several maintenance items were discussed in addition to the previously proposed work the Board is considering including making repairs to the rock near 2687, and repairing the concrete curbs where they are damaged. These issues will be reviewed and discussed in 2018.
- The Board had included a questionnaire with the meeting packet asking owners to provide input on whether to open the Midland Ave gate now that the Grand Ave Bridge Project is mostly complete and the detours/ closures have been removed or to leave it closed for safety and privacy reasons. Discussion was held with members present. The majority of questionnaires returned were in favor of opening the gate. The results were 18 in favor of opening vs. 9 in favor of keeping it closed. The Board agreed that speed bumps would be installed on Woodberry to minimize vehicle speeding. This will be reviewed and finalized in 2018.

With no further business, the meeting was adjourned at 8:05 pm and refreshments were served.

Respectfully,
Justin Windholz