

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 Dr)
Glenwood Springs, CO 81601

August 9, 2011
6:30 p.m.

PRESENT: Patricia Helling – Board
Ted and Sheryl Doll – 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 6:30pm. A quorum of the Board was not established.

- Current Financials
 - The Board reviewed the financial reports from July 2011. A quorum was not established so the reports were not officially accepted.
- Previous Meeting Minutes
 - The Board reviewed the meeting minutes from the July 2011 Board Meeting. A quorum was not established so the minutes were not approved.
- Old Business
 - The Board discussed the asphalt project. The contractor was yet to start but the work is scheduled to be completed in 2011.
 - The Board discussed the outstanding landscaping projects. It was noted that Custom Lawn Care is in the process of completing the sprinkler control box replacement project. The Board discussed if there were enough funds to install additional trees at the complex. It was agreed that the issue will be discussed at the next meeting.
 - The Board discussed the lift station project and agreed that it should be discussed at the Annual Meeting in conjunction with talks about the 2012 budget.
- New Business
 - The Board discussed a bid provided to treat the trees, some of which look to have diseases. The bid provided was high and the Board asked CPM to see if it would be possible to cut certain things out of the bid. CPM will work on the project and report back at the next meeting.

- The Board asked that the picnic table and swings be stained. CPM agreed to coordinate the project.
- The Board discussed the annual picnic. The members present agreed that the 24th or 25th would be good days for the event. This will be discussed at the next meeting.
- The Board advised that it would be nice to give new owners/ tenants a welcome packet with rules about the Association. It was agreed that the project will be discussed in the future.
- The Board discussed the upcoming insurance renewal. It was agreed that additional bids needed to be obtained.

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

Respectfully,

Justin Windholz