

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

January 22, 2018
6:30 p.m.

PRESENT: George Fuller – Board Member
Pat Helling – Board Member
Mary Weiner – Board Member
* Proxy of Ted Doll given to George Fuller
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 6:30 pm. A quorum of the Board was established.

Financial Reports

- The Board reviewed and discussed the financial reports from December 2017. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed making the reserve account. A motion was made to transfer \$28,500 from the operating account to the reserve account in accordance with the 2017 budget. The motion was seconded and approved unanimously.

Meeting Minutes

- The Board reviewed the meeting minutes from the 2017 Annual meeting. The minutes were tabled as only two members who were at the annual meeting were present to verify their completeness. The minutes will be reviewed at a future meeting.

Old Business

- The Board discussed the 27th St Bridgework and possible issues surrounding an easement and titling of that land. Additional information in regards to the easement of the property is expected to be received soon from the City of Glenwood.

Old Business

- The Board reviewed pricing for tree trimming. More bids are expected to be collected and will be reviewed at the next Board meeting.

- It was noted that new signs for Woodberry Drive have been installed. The Board discussed the need for speed bumps and agreed that the traffic and speeds will be monitored over the next few months to determine their necessity.
- The Board discussed several covenant violations including parking and dogs. The parking violators will be reported to the booting company for action. Notices will be sent to the dog owners.

New Business

- Justin Windholz reported that additional bids are expected for tree trimming, landscaping, and roof repairs soon. The Board will review them as soon as they are ready.
- The Board discussed repairs at the 2600 unit. Several recommendations were presented as the result of a recent energy audit. Some repairs are the unit owner responsibility and others are the HOA responsibility. They will be reviewed and discussed further.
- The 2018 Board positions will be voted on at a future meeting with more Board members present.
- The Board discussed future meeting dates. The next Board meeting will be held on March 5, 2018 at 2522 Woodberry.

With no further business the meeting was adjourned at 8:25 pm.

Respectfully,

Justin Windholz