

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

2018 Annual Meeting
Held at 2522 Woodberry Dr
Glenwood Springs, CO 81601

November 28, 2018
6:30 p.m.

PRESENT: Ted Doll – Board Member
George Fuller – Board Member
Pat Helling – Board Member
Luba Kohn – Board Member
Mary Wiener – 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 2018 Cottonwood Landing Annual Meeting was held at 2522 Woodberry Drive on November 28, 2018 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 2018 including: covenant violations, tree trimming/removal, 27th St Bridge easement, painting, reserve study, roof replacement bids and energy audit.

2019 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2019 including: the painting of two buildings (buildings L and M), additional siding repairs, roof replacement of building A, landscaping improvements.

2018 Financials/ 2019 Budget:

- The 2018 financial reports were reviewed and discussed.
- The 2019 budget was reviewed and discussed. It was noted that the 2019 budget will increase dues for the upcoming year approximately 10%. 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 2019 budget therefore it was ratified.
- In relation to the 2019 budget and dues increase the Board presented the newly completed reserve study. The reserve study outlines several areas where the Association is lacking funds primarily because of roofing costs. The Board explained that they are trying to balance keeping the dues reasonable for all owners and still working to sufficiently maintain the buildings. The 10% increase will go towards accomplishing both issues.

Elections:

- George Fuller, Ted Doll, Mary Wiener, Pat Helling, Debra Figueroa, and Luba Kohn were nominated to serve on the Board in 2019. 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 gutter repairs were discussed including issues at 2668, 2544 and 2584. Crystal Property Management will coordinate the repairs.
- A broken sprinkler line was reports at unit 2687. This will be passed on the to the landscapers and will be addressed in 2019.
- Members present discussed the flower beds in the landscaping islands. The majority of owners present requested the drip irrigation lines be installed and shrubs be planted as opposed to just rocks.
- The Association presented a plaque to Dieter Kiessling for all his work over the years helping with the landscaping. Everyone present expressed their thanks for everything he has done.

With no further business, the meeting was adjourned at 7:45 pm and refreshments were served.

Respectfully,
Justin Windholz