

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

2023 Annual Meeting Minutes

PRESENT: Chris Dillon – Board Member
Mary Bradley – Board Member
Charles Montover – Board Member
Tony Lord – 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 2023 Cottonwood Landing Annual Meeting was held via video conference at 6:30pm on December 4, 2023. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2023 including: roof replacement of buildings D, E, I, J and L; painting of two buildings; and insurance provider change. Discussion was had regarding all of the above projects.

2023 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2024 including: re-roofing of additional buildings, measures to reduce water consumption, painting of two buildings, security gates and speed bumps to reduce speeding.

2023 Financials/ 2024 Budget:

- The 2023 financial reports were reviewed and discussed.
- The 2024 budget was reviewed and discussed. It was noted that the 2024 budget will keep HOA dues at their existing level in 2024 but trash service will stop through the HOA and will be transitioned to the City for all units.

Elections:

- Mary Bradley, Tony Lord, Chris Dillon, Charles Montover, Pat Helling, Dan Snow, and Iwona Salamon were nominated to serve on the Board in 2024. The majority of votes received were in favor of the nominees. Each elected Board member has a one-year term for the 2023 calendar year.

Owner Issues:

- The Board discussed the change to the insurance provider and explained that all unit owners should consider loss assessment coverage through their provider.
- Several maintenance issues were discussed including gutter repairs, and roof cap screening.
- It was noted that the Board should consider addressing swamp cooler maintenance, and prohibiting smoking in 2024.

With no further business, the meeting was adjourned at 7:30 pm.

Respectfully,
Justin Windholz