

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

October 3, 2022
6:30 p.m.

BOARD PRESENT: Mary Wiener – Board Member
Javier Morales – Board Member
Chris Dillon – Board Member
Tony Lord – Board Member
Mary Bradley – Board Member
Charlie Montover – Board Member

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on October 3, 2022 via Zoom video conference. The meeting was called to order at 6:30 pm. A quorum of the Board was established.

Meeting Minutes

- The Board reviewed the Board Meeting Minutes from August 2022. A motion was made to approve the minutes. The motion was seconded and approved unanimously.

Financial Reports

- The Board reviewed and discussed the financial reports from September 2022. A motion was made to approve the reports. The motion was seconded and approved.
- The Board discussed possible account options for the Association's reserve funds. Crystal Property will discuss options at Charles Schwab. Other options will also be investigated.

New Business

- The Board discussed several covenant violations.
 - 2601 Woodberry has had several parking violations recently and is suspected of driving too fast on Woodberry Drive. In addition, it is suspected that they are operating a business in the garage. These issues will be brought to the Association attorney for guidance.
 - 2560 Woodberry continues to have issues with the amount of animals at the home. These issues will also be brought to the Association attorney for guidance.
- The Board discussed the sewer system. Over the past month, there have been no alarms and the system has operated normally.
- The Board reviewed the 2022 projects that have been worked on recently.

- Roof replacement on three buildings is complete. The vendor still has a couple punch list items to do before final payment is issued.
 - Painting of two buildings is complete.
 - Concrete repairs are complete.
 - Victors Landscaping had completed the projects they were asked to do.
 - Gutter replacement and redesign for two buildings is still pending. Gutter cleaning is scheduled for later in the fall after the trees lose their leaves.
- The Board discussed updating the Association Governance Policies. A draft of updated policies was created by the Association attorney. A motion was made to approve the policies as presented. The motion was seconded and approved.
- The Board discussed the draft 2023 budget. After discussion and review it was agreed that a new draft would be reviewed with increased dues of 10%. This will be reviewed at the November Board meeting.
- The Board discussed the 2022 Annual Meeting. It was agreed that the budget would be reviewed in November and then the Annual Meeting would be held in December.
- The Board discussed recent news from the City of Glenwood concerning trash and recycle service in 2023. At this time, the issue is being discussed and reviewed at the City level and its unclear how exactly it will affect the HOA. It will continue to be reviewed as more information becomes available.

With no further business the meeting was adjourned at 8:15 pm.

Respectfully,

Justin Windholz