

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

July 11, 2011
6:30 p.m.

PRESENT: Art Steuerwald – Board Patricia Helling – Board
George Fuller – 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 established.

- Current Financials
 - The Board reviewed the financial reports from June 2011. After review a motion was made to approve the financial reports. The motion was seconded and approved unanimously.
- Previous Meeting Minutes
 - The Board reviewed the meeting minutes from the May 2011 Board Meeting (there was not a meeting held in June 2011). After review a motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed a potential issue with the sewer system. The system was video taped to determine if there were any breaks in the line. Although no breaks were found in the line, the video results did show grease build up and potential low spots in the line. The estimate to repair the problem was quoted at \$80,000 by the vendor. After discussion, the Board agreed to bring up the issue for all owners to discuss as this in unexpected and largely unbudgeted for. The Board also agreed to clean the lines in the mean time for a cost of approximately \$1,000. Between, now and the Annual Meeting, the Board agreed to work on the project further to try and determine all options available to the Association.
 - The Board agreed that because of the cost of the lift station issue as well as the determination that the pipe was not doing damage that we would proceed with the paving project of the lower section of the parking lot near the Sunlight bridge. Justin Windholz will work to coordinate this project.

- George Fuller agreed to look at the reserve study to see if the figures need to be updated in preparation of the upcoming budget discussions. George agreed to email the report to the Board.
- The Board discussed several of the items brought up at a recent walk around of the complex in which landscaping projects were discussed. Several of the minor issues were given approval to be done. One of the larger issues discussed was the health of the trees at the complex. Justin Windholz agreed to get bids for tree spraying to protect the trees. The Board also agreed to replace two of the broken sprinkler control boxes which continue to malfunction. The new boxes will be suited with rain and evapotranspiration sensors. Custom Lawn Care will install these new boxes.
- New Business
 - The Board discussed several satellite dishes at the property and where they are placed. The Board agreed to look at the issue further and discuss it at the next meeting.

With no further business the meeting was adjourned at 7:45 pm.

Respectfully,

Justin Windholz