

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

January 3.2022
6:30 p.m.

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

Others: Justin Windholz – Crystal Property Management
*Full sign in sheet available upon request but omitted from minutes for space.

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on January 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 December 2021. 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 December 2021. A motion was made to approve the reports. The motion was seconded and approved.
- The Board had sent notice to all unit owners regarding a revised budget that was discussed at the Annual Meeting and again at the December Board meeting. The revised budget increases dues for all units. The Board has the authority to determine the budget and send it to owners for ratification. Unless 67% of owners reject the budget, it is automatically approved. Several owners attended to express concern about the increase. Concerns included making the units unaffordable and unattractive to prospective buyers. The Board noted that they understood the concern and will continue to be diligent with spending the Association's funds but feels strongly that maintenance needs to continue to be done throughout the complex. After discussion, the budget was ratified. Increases were sent to all unit owners and is effective for January 2022.

New Business

- The Board discussed sewer repairs near building C. The sewer lines were recently cleaned. Once the snow melts, a new cleanout will be installed so that the lines can be inspected more easily.
- The Board discussed 2022 maintenance projects. Bids are being collected for all the work and will be reviewed as they become available.

- The Board discussed recent HOA violations. The violations will continue to be handled in accordance with the Associations violation policies.
- The Board agreed to table Board positions for future discussion. It was noted that Ted Doll had previously resigned from his Board position for personal reasons in December 2021. The Board wished to thank Ted for his long-time commitment to volunteering on the Board. Ted's resignation left an open seat for the Board. Members present were asked if anyone was interested. Charles Montover volunteered for the position. The Board was very thankful and appointed Charles to Ted's term for 2022.
- Snow and Ice removal were discussed. The snow storm over Christmas / New Years left a lot of snow. The plowers are scheduled to do additional cleanup in several areas over the next week.

With no further business the meeting was adjourned at 8:15 pm. The next Board meeting was scheduled for February 7, 2022 at 6:30pm.

Respectfully,

Justin Windholz