

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2015 Annual Meeting
Held at Glenwood Springs Community Center (100 Wolfson Road)
Glenwood Springs, CO 81601

December 9, 2015
6:30 p.m.

PRESENT: George Fuller – Board Member
Sheryl Doll – Board Member
Jared Walter – Board Member
Mary Weiner – 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)

Mail-in ballots available at CPM office (1512 Grand Ave #109, Glenwood Springs, CO 81601)

The 2015 Cottonwood Landing Annual Meeting was held at the Glenwood Springs Community Center (100 Wolfson Road Glenwood Springs, CO 81601) on December 11, 2014 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 2015 including: irrigation repairs, gutter installation and repairs, tree removal and other issues.

2016 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2016 including: the painting of two buildings, review of foundation repairs at two buildings.

2015 Financials/ 2016 Budget:

- The 2015 financial reports were reviewed and discussed. Most budget vs actual projections were in line and there were no unexpected major maintenance issues that arose in 2015.
- The 2016 budget was reviewed and discussed. It was noted that the 2016 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 2016 budget therefore it was ratified.

Elections:

- George Fuller, Ted Doll, Jared Walter and Mary Weiner were nominated to serve on the Board in 2015. 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 covenant violations were discussed including dog waste, parking and deck maintenance. It was agreed that any violations would be processed in accordance with the Association's policy and procedures.
- One owner had specific issues in regards to the parking policy at the complex. She thought that it should be amended to allow owner parking in guest areas for prolonged periods of time. After discussion, the majority of members present at the meeting agreed that the existing parking policy was adequate and parking should be enforced more strictly at all times.
- One owner asked the Board to consider amending the Association Declaration's to allow for all unit dues to be equal instead of based on square footage. Feelings were mixed among the members present but the Board agreed to discuss the issue in more detail in 2016.

With no further business, the meeting was adjourned at 8:00 pm and refreshments were served.

Respectfully,
Justin Windholz