

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

2025 Annual Meeting Minutes

PRESENT: Chris Dillon – Board Member
Mary Bradley – Board Member
Tony Lord – Board Member
Charles Montover – Board Member
Iwona Soloman – 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 2025 Cottonwood Landing Annual Meeting was held via video conference at 6:30pm on December 1, 2025. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2025 including: roof replacement of three buildings, painting of two buildings, Discussion was had regarding all of the above projects.

2025 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2025 including: painting of two buildings, siding repair, tree removal and trimming.

2025 Financials/ 2026 Budget:

- The 2024 financial reports were reviewed and discussed.
- The 2026 budget was reviewed and discussed. It was noted that the 2026 budget will keep HOA dues at their existing level in 2026..

Elections:

- Mary Bradley, Tony Lord, Chris Dillon, Charles Montover, Dan Snow, Iwona Salamon, Matt Spidell, and Mary Weiner were nominated to serve on the Board in 2026. The majority of votes received were in favor of the Mary Bradley, Tony, Chris, Charles, Dan, Iwona, and Matt. Each elected Board member has a one-year term for the 2025 calendar year.

Owner Issues:

- The Board discussed designating areas on the ends of units in the north end of the complex to allow for additional patio space. The goal of this measure will allow for those units a space to use grills that will comply with being ten feet away of the buildings if and when grills are no longer allowed on decks. It is believed that grills will be prohibited due to insurance requirements in the near future. Most units would be able to comply with a no grill policy on the decks by using grills 10 feet away from the units in their driveways but several units on the North end have shorter driveways that wouldn't be compliant. Allowing those units to construct something to the side of the building in the grass area is an attempt to find a solution. This has been reviewed by the Association attorney who recommended a lease be signed with any owners wishing to do this. The lease has been drafted by the attorney and will be implemented to help comply with insurance changes before they are implemented.
- Several siding repairs were reported that will be addressed soon.
- Parking enforcement was discussed.

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

Respectfully,

DRAFT