

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)
Glenwood Springs, CO 81601

February 15, 2012
6:30 p.m.

PRESENT: George Fuller – Board
Ted and Sheryl Doll – Board
Pat Helling – 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 6:30 pm. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the financial reports from January 2012. A motion was made to approve the reports. The motion was seconded and approved unanimously. The Board asked for December 2011 year end reports. Crystal Property will provide those to the Board.
- Previous Meeting Minutes
 - The Board reviewed the meeting minutes from the 2011 Annual Meeting. A motion was made to approve the meeting minutes so they can be posted on the Association website. They will formally be approved at the 2012 Annual Meeting. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed several covenant violations. It was agreed that Crystal Property would post notices to owners in violation of the trash can storage rule.
- New Business
 - The Board discussed the 2012 capital projects including the north end landscaping. The Board generally agreed what they would like to have done. Crystal Property will request bids for the project and report back to the Board.
 - The Board discussed the proposed stairwell which would give access to the river side grass area on the North side of the complex. It was agreed

that the project would be second in line after the landscaping project was complete and that it would only be completed if funds exist.

- Crystal Property agreed to collect prices for the re-striping of the guest parking areas which will allow for additional space.
- The Board reviewed the owners list which represented updated information gathered in the past few months. The Board agreed to distribute the list to owners which will only include home numbers.
- The Board discussed the 2012 meeting schedule and agreed to meet on the 1st Wednesday of each month in 2012. Crystal Property will update the website and post the meeting schedule at the info board.

With no further business the meeting was adjourned at 7:15 pm.

Respectfully,

Justin Windholz