

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.

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

Held on-site (2562 Woodberry)
Glenwood Springs, CO 81601

June 11, 2014
6:30 p.m.

PRESENT: Jared Walter – Board
 Mary Weiner – Board
 Pat Helling – Board
 Ted and Sheryl Doll – Board
 Debbie Burrows – Property Owner
 Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held at 2562 Woodberry Dr., Glenwood Springs, CO 81601. The meeting was called to order at 6:30 pm. A quorum of the Board was established.

Financial Reports

- The Board reviewed and discussed the financial reports from March, April and May 2014. A motion was made to approve the reports. The motion was seconded and approved
- A motion was made to transfer \$24,500 from the operating account to the reserve account. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed and the meeting minutes from March 2014. A motion was made to approve the minutes. The motion was seconded and approved.

Old Business

- The Board discussed the repairs done to the asphalt by Comcast for the damage they caused. The repairs were completed in May and everyone present thought the job done was acceptable. No costs for the repairs were paid by Cottonwood Landing.
- The financial audit was completed over the winter and sent to the Board. It was agreed that the job done was acceptable and there were no concerns.
- The Board discussed the roof repairs done to building A over the winter. The repairs were completed and the job was acceptable. The roofer expressed concerns that the roof was getting old and was due to be replaced. Several additional bids were received noting that the roof did not need replaced. Mary Weiner expressed concern that the damage could be attributed to lack

of or poor insulation in the attic spaces. Mary volunteered to contact energy auditors and gather pricing for the work for the Board to review and discuss.

New Business

- Landscaping
 - There is damage being caused to the lower decks at building N. It is believed that the damage is due to the configuration of the irrigation heads. This building does not presently have a xeriscape border. The Board agreed to collect bids to install a xeriscape border and reconfigure the irrigation heads. After that project is finalized the repairs to the decks could be discussed.
- Violations
 - Several violations were discussed including deck repair and maintenance. It was agreed that additional notices would be sent to all owners reminding them to stain their decks. It was agreed that in the future owners would only be given to owners allowing them until July 31 of each year before fines would be imposed to their accounts for failing to stain their decks.
 - Justin Windholz reported that one unit who was sent notice about their garage needing repair was contacted and agreed to have the garage painted before July 15.
- Smoking
 - Mary Weiner expressed concern about the existing smoking policy and expressed interest in having the rule changed so that no smoking is allowed on the decks of all units. After discussion, it was agreed that the issue will be brought up to all owners for review at the Annual Meeting.

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

Respectfully,

Justin Windholz