

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

BOARD PRESENT: Chris Dillon – Board Member
Mary Bradley – Board Member
Charles Montover – Board Member
Pat Helling – Board Member
Dan Snow – Board Member
Tony Lord – Board Member

Others: Justin Windholz – Crystal Property Management (CPM)

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on October 7, 2024 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 meeting minutes from July 2024.

Financial Reports

- The Board reviewed and discussed the financial reports from September 2024. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- The Board discussed recently completed roof replacement at three buildings. The work was satisfactory but there are several items remaining including gutter realignment, rain cap replacement. Those should be done soon.
- The Board discussed speed bumps. The speed bumps on-site will be removed in the next month or so to prevent them being damaged by snow plow. Permanent speed bumps will be considered in 2025.
- Landscaping is nearly done for the season with only leaf cleanup remaining on the to-do list. The irrigation system has been shut down and blown out for the season.
- Painting at the property is complete. Two buildings were painted this year and the work was satisfactory.
- The HOA insurance policy was reviewed. It is coming up for renewal in November. State Farm provided a quote for the year. The Board asked about options for increasing the deductible to help minimize the premium. This will be reviewed and discussed over email in the next few weeks.

- The Board discussed tree trimming and the possible need to do more extensive tree trimming and or tree elimination to help prevent damage in the event of a wildfire. This will be reviewed over the coming months.
- The Board discussed a draft budget for 2025. The proposal kept HOA dues at their existing levels. In 2025 the roofing project will be complete and all roofs in the complex will have a new roof. Painting will continue along with most other capital expenses. Most of the maintenance expenses are normal and no major increases are anticipated. The insurance premium will be looked at and once that number is decided, the budget will be reviewed again. The plan is to have a Board meeting in November, then the Annual Meeting in December.

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

Respectfully,

Justin Windholz