

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

BOARD PRESENT: Mary Wiener – Board Member
Javier Morales – Board Member
Chris Dillon – Board Member
Mary Bradley – Board Member
Tony Lord – Board Member
Charles Montover – Board Member

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on July 10, 2023 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 June 2022 walk around notes.

Financial Reports

- The Board reviewed and discussed the financial reports from June 2023. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- The Board discussed several covenant violations with parking.
 - Unit 2601 continues to have parking issues. The Association attorney will be contacted to discuss possible remedies.
- The Board discussed the new City trash program. Glenwood City Council is meeting later in the month and more details should be available.
- The Board discussed Community Broadband. Permission was given to the City to install their equipment but nothing has happened yet. Justin Windholz will reach out to them for updates.
- The Board discussed landscaping. At the walk around several areas were discussed regarding pricing and possibly being re-done. Pricing was reviewed and approved for updates to the front entrance. Victor recommended not re-doing the grass area by the south east corner of the property. It was agreed that area would remain what it is. Mary Wiener asked that pricing be obtained to switch out irrigation heads at the property to be more efficient. The Board also agreed to ask Victor about mowing only every other week to save money and so that the grass isn't stressed with a recent heat streak. Victor will also be asked about several

dry spots. Individual owners will be contacted regarding their flower beds next to their driveways.

- Roofing at the property has begun and should be completed within the next week.
- Painting was approved. The painters should begin in August if everything goes to plan.
- Charlie asked that the vent caps be looked at again. Several were repaired but several are still missing. Justin will coordinate the repairs.

With no further business the meeting was adjourned at 8:15 pm.

Respectfully,

Justin Windholz