

COTTONWOOD LANDING TOWNHOME HOMEOWNER 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
Iwona Soloman – 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 February 10, 2025 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 the 2024 Annual Meeting. These minutes will be formally approved at the 2025 annual meeting.

Financial Reports

- The Board reviewed and discussed the financial reports from January 2025. A motion was made to approve the reports. The motion was seconded and approved.
- It was agreed that an account would be re-established at Edward Jones for the Association reserve funds.

New Business

- The Board entered into executive session to discuss several legal matters. The Board completed executive session.
- The Board discussed covenant violations and a recent altercation that occurred at the property. It was agreed this account would be referred to the Association attorney.
- The Board discussed several 2025 projects.
 - The last two buildings at the complex will be re-roofed in 2025. Repairs are needed to the gutters and edging before the roofs are redone. The gutter repairs should be completed in the next month or so.
 - Concrete repairs will be completed in 2025. In addition to the concrete repairs, speed bumps will be investigated to be installed. Crystal Property will contact local asphalt companies for pricing.

- Painting of two additional buildings will be completed later this year.
- Signage should be installed soon.
- Different screening will be investigated to install over dryer vent covers / roof vent covers to help prevent fire damage in the case of wildfires.

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

Respectfully,

Justin Windholz