

COTTONWOOD LANDING TOWNHOME HOWEOWNER ASSOC.

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

Held at 2562 Woodberry Dr
Glenwood Springs, CO 81601

March 2, 2016
6:30 p.m.

PRESENT: Jared Walter – Board
 Ted and Sheryl Doll – Board
 George Fuller – Board
 Mary Wiener – Board
 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 February 2016. A motion was made to approve the reports. The motion was seconded and approved.

Meeting Minutes

- The Board reviewed the meeting minutes from the February 3, 2016 Board meeting. A motion was made to approve the minutes, which was seconded and approved.

Old Business

- The Board discussed the repairs needed at building J. The snow pack was preventing the bids from being completed. Now that the snow is melting, additional bids should be received soon. The Board agreed that a general contractor or engineer should review the work upon completion to ensure it is to the engineer's specifications.
- The Board discussed the homeowner concern at building C. Previously the Board met with the Association counsel to review the matter and provide guidance on how to proceed. It was agreed that an engineer would be hired to monitor the building over a period of time to ensure that there is no continued settling at the building. The engineer who will work on the issue, Bob Patillo, has been out of town. A proposal will be reviewed once he returns.

New Business

- The Board discussed the lift station and the neighboring property developer who is interested in adding on to the Association lift station. George Fuller advised that he met with the developer and looked at the areas. The Board sent a letter to the developer a letter advising that they

would be open to the possibility and that they needed more information. They are now awaiting a reply from the developer.

- The Board discussed several violations at the property and agreed to proceed in accordance with the Association policies and procedures.
- Justin Windholz advised that he would meet with Mike Weddell about the schedule for building painting.
- George Fuller advised that he would speak with a new trash provider about better rates for trash service for the HOA.
- The Board agreed that Mary Wiener would be added to the reserve bank accounts so that CD re-investment decisions could be made if George and Ted are out of town.
- Justin Windholz advised he would follow up with R&A Electric about another electrical issue causing the lights at the north end of the property to not work.
- The Board agreed that the next meeting would be scheduled at a future date due to uncertainty about upcoming schedules.

With no further business the meeting was adjourned at 8:00 pm.

Respectfully,

Justin Windholz