

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

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on September 18, 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 August 2023 Meeting minutes. A motion to approve the minutes was seconded and approved.

Financial Reports

- The Board reviewed and discussed the financial reports from August 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.
- The Board discussed the new City trash program. Mountain Waste has been informed of the plan to switch service in early 2024. The believed that would be good timing and would allow for the program to roll out throughout the rest of the City first.
- Roofing of the remaining roofs has begun and is expected to be complete soon.
- Painting is completed for the season.
- Bids are still being sought for installing a gates at both entrances to Woodberry Drive. The hope is to eliminate speeding and cars unnecessarily using the road.
- Pricing is being sought for repairing the retaining wall below the parking area at the north end of the complex. An engineer will be hired to look at the wall as well.
- Bids are being sought for insurance at Cottonwood. American Family insurance will not be providing insurance coverage.
- The 2024 budget was discussed. With increases expected to insurance, utilities, but reductions because of trash it could be possible to keep dues at their existing levels. Once final numbers are received for insurance, the budget will be finalized.

With no further business the meeting was adjourned at 7:35 pm.

Respectfully,

Justin Windholz