

COTTONWOOD LANDING TOWNHOME HOMEOWNER ASSOC.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2016 Annual Meeting
Held at Glenwood Springs Community Center (100 Wolfson Road)
Glenwood Springs, CO 81601

December 7, 2016
6:30 p.m.

PRESENT: George Fuller – Board Member
Sheryl Doll – Board Member
Jared Walter – Board Member
Mary Weiner – Board Member
Sign in sheet, proxies and mail-in ballots available at CPM office (1512 Grand Ave #109, Glenwood Springs, CO 81601)
Justin Windholz - Crystal Property Management (CPM)

The 2016 Cottonwood Landing Annual Meeting was held at the Glenwood Springs Community Center (100 Wolfson Road Glenwood Springs, CO 81601) on December 7, 2016 at 6:30pm. The meeting was called to order at 6:30 pm. A quorum was established.

Year in Review:

- The Board discussed projects that took place in 2016 including: irrigation repairs, landscaping modifications, siding repairs, concrete repairs, engineering work, and roof repairs, painting.

2017 Proposed Capital Projects:

- The Board is expecting to work on several projects in 2017 including: the painting of one building, additional siding repairs and gutter repairs.

2016 Financials/ 2017 Budget:

- The 2016 financial reports were reviewed and discussed.
- The 2017 budget was reviewed and discussed. It was noted that the 2017 budget will increase dues for the upcoming year approximately 10%. Several owners had questions about the increase. The Board explained that is primarily going towards reserve savings for large capital projects. The Board had previously approved the budget and the majority of the votes received at the meeting, by proxy and ballot were in favor of the 2017 budget therefore it was ratified.

Elections:

- George Fuller, Ted Doll, Jared Walter, Mary Weiner and Pat Helling were nominated to serve on the Board in 2017. The majority of votes received were in favor of the nominees.
- There was no interest from other members in the Architectural Committee or the Landscaping Committee therefore those responsibilities will go to the elected Board.

Owner Issues:

- Several covenant violations were discussed including dog waste, parking, kids unattended and vehicles idling. It was agreed that any violations would be processed in accordance with the Association's policy and procedures.
- Several owners were concerned about traffic issues related to the bridge work in the City. The Board explained that they are prepared to shut off the Midland entrance to prevent cars from coming through but they are hoping to see the traffic impact first.
- It was asked that the bucket of sand and salt be placed at the mailboxes again. CPM will coordinate the request.

With no further business, the meeting was adjourned at 7:30 pm and refreshments were served.

Respectfully,
Justin Windholz