

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
Pat Helling – Board Member
Dan Snow – Board Member
Iwona Soloman – Board Member
Tony Lord – Board Member

Others: Justin Windholz – Crystal Property Management (CPM)
Mary Wiener – Property Owner
Javier Morales – Property Owner

A Board of Directors meeting for Cottonwood Landing Townhome Homeowners Association was held on February 4, 2024 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 2023 Annual Meeting minutes. These minutes will be available for all owners but will be formally adopted at the 2024 Annual Meeting.

Financial Reports

- The Board reviewed and discussed the financial reports from January 2024. A motion was made to approve the reports. The motion was seconded and approved.

New Business

- The Board discussed several covenant violations. Several will continue to be addressed through the Association Policies and Procedures. One will be referred to the Association legal counsel for review.
- It was reported that there are issues with gutter leaks at several locations. CPM will get vendors out asap to evaluate the issues.
- Issues with the snow removal crew and where they placed snow was reviewed and discussed. This issue will be referred to the Association attorney for guidance. An engineer has looked at the issue and will be back again when the snow melts to do further analysis.
- The Board discussed entry gates at the property. Chris Dillon was in contact with a local vendor who is expected to provide a price soon. The City of Glenwood has been contacted and is reviewing the issue to ensure the location of the gates is permissible.
- Two architectural requests were reviewed.

- Window replacement was reviewed at 2583 Woodberry. After discussion, the request was approved. Any siding or trim repairs will be the responsibility of the unit owner.
- A storm door was reviewed for 2540 Woodberry. After discussion, the request was approved.
- Several other request for the 2540 unit were discussed. Additional information will be collected by the property owner and reviewed by the Board at a future meeting.

With no further business the meeting was adjourned at 7:45 pm.

Respectfully,

Justin Windholz