

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: March 9, 2021

Place: Tracy Penman's House

Attendees:

Title	Name	Present/Absent
President	Tracy Penman	Present
Vice President	Sean Abbott	Present via Zoom
Treasurer	Lloyd Gantzer	Present
Secretary	Kelley Roth	Present
Member at Large	Chris Lawson	Present via Zoom
Community Manager	Laura Williams	Present

Minutes of Cottonwood Court Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 7:01 PM by Tracy.

2. Approval of Minutes

Tracy made motion to approve minutes, Lloyd seconded.

3. Financial

Reviewed by the BOD, currently we are over budget by 12K. We have had some extraordinary expenses with legal action, snow removal and stair repair deposits, no questions or concerns.

4. Old Business

- Litigation with Rocky Mountain Management has been finalized. Pending signature from RMM, Laura to follow up.
- Rapid Restoration is finishing up fixes for fire impacted units.
- Repair of west stairs and landing are underway. Permits have been pulled through the city and Runyan Construction, LLC is waiting for weather good enough to pour the caissons. All 10 posts on the west side of the structure are going to be replaced and caissons will be poured.
- Grip tape has been ordered and will be installed during community cleanup day, perhaps sooner weather permitting.
- New insurance has been sourced, Country Financial, and will be in effective March 23rd.
- 2020 Taxes to be done by Zuffore Ruane CPA
- CWC Website has been developed and was shared at meeting. Katie, the website developer, has the site ready to go live with BOD approval. The domain fee is 234.00 for 3 years. Kelley made a motion for the site to be made live and Chris seconded. Cottonwoodcourtcondos.com will be domain name and link will be emailed to owners and residents once BOD has reviewed. Sections currently listed on site are:
 - Monthly Dues

- Minutes
- Financials
- Governing Documents
- The Board
- Miscellaneous Information
- Contact Us

7. New Business

- Spring Cleanup to be scheduled for Saturday April 24th; Laura to send out communication to owners and residents.
 - Look into pressure washing during spring cleanup.

8. Next Meeting Date

Meetings will be held monthly, on the second Tuesday of each month, till determined we can meet less often and will rotate between Board Only and Open to Everyone

Date	Invitees	Where	When
Tuesday April 13, 2021	BOD	Tracy's House	7:00 pm
Tuesday May 11, 2021	Open	Zoom/Courtyard TBD	7:00 pm
Tuesday June 8, 2021	BOD	Courtyard	7:00 pm
Tuesday July 13, 2021	Open	Courtyard	7:00 pm
Tuesday August 10, 2021	BOD	Courtyard	7:00 pm
Tuesday September 14, 2021	Annual Meeting	Courtyard	7:00 pm
Tuesday October 12, 2021	BOD	TBD	7:00 pm
Tuesday November 9, 2021	Open	Zoom/Courtyard TBD	7:00 pm
Tuesday December 14, 2021	BOD	TBD	7:00 pm

Meeting adjourned at 7:37 PM by Tracy and seconded by Lloyd.

Due to the Corona Virus Concerns and the safety of everyone the monthly meetings open to all residents/owners are currently being held via ZOOM video conferencing.