

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 16, 2020
VIA ZOOM VIRTUAL MEETING PLATFORM**

- I. ESTABLISH A QUORUM** Meeting was called to order at 6:36pm. The following directors were present for quorum:

Bob Oliver
Mike Torres
Stacey Shepherd

Ann Buckley

Laura Reidel was absent. One homeowner was in attendance. Molly Ryan with Metro Property Management was also present.

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

A. Board Announcements – There were no Board announcements.

B. Approval of minutes-August 19,2020 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 19, 2020.

C. Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest.

III. SPECIAL GUEST: NONE SCHEDULED

IV. COMMITTEE REPORTS

A. Social Committee – None.

B. ARC Committee – No requests.

HOMEOWNER FORUM- One homeowner commented that she has a crushed downspout that should be replaced. Management reported there are a few locations. A work order will be dispatched.

V. HOMEOWNER CORRESPONDENCE –

A. Homeowner Hearings – none scheduled

B. Board members review correspondence from the community – The Board reviewed the correspondence. One homeowner placed rock in the common area. She was asked to remove the rock. The homeowner has refused. The Board directed management to move the rock to another common area and assess the charge back to the homeowner. A garage door needs to be replaced. The Association would like clarification on whether the track, springs and rollers are to be repaired, replaced and maintained by the Association.

VI. MANAGER'S REPORT – The board reviewed the management report. There were no unanswered questions.

VII. FINANCIAL STATEMENT

July and August 2020 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July and August 2020 subject to final audit.

VIII. UNFINISHED BUSINESS

A. Roof Trusses – The unit with the roof trusses has changed title. The new owner will be contacted for access to repair the trusses.

B. Status of fence and patio repairs – Fence repairs are completed. The new fences are being power washed and the staining is going to begin soon.

C. Other-

a) Shrub Trimming – Director Torres reported the juniper in front of his home has not been trimmed. Management will contact Parkside. Discussion ensued. Stacey and Ann will walk the community to identify juniper bushes that should be removed.

IX. NEW BUSINESS

A. Proposal to care for trees. On a motion duly made and seconded, it was unanimously resolved to approve \$6,000.00 maintenance.

B. Proposal for concrete. Following up with email to see if shaving is including in the quote \$17,300.00 before proceeding with approval.

C. Proposal for asphalt.- Asphalt proposal approval is related to the aforementioned concrete.

D. ET controller proposal – On a motion duly made and seconded, it was unanimously resolved to table the proposal for ET Irrigation controllers for \$8,300.00

E. Proposal for French drains – The Board fielded a proposal to install some French drains were the water pools near Portland. On a motion duly made and seconded, it was unanimously resolved to table these proposals.

F. Schedule next Board meeting date/time for Wednesday October 14, 2020 annual zoom virtual meeting at 6:30pm.

G. Other.

a) **Insurance renewal update.** On a motion duly made and seconded, it was unanimously resolved to approve the insurance increase of 8%.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:42pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted:

Approved by an Officer