

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JANUARY 27, 2021 AT 6:30 P.M.
VIA VIRTUAL MEETING**

- I. ESTABLISH A QUORUM** (Three of the Four directors needed) The meeting was called to order at 6:40pm. The following Board members were present for quorum.

Bob Oliver
Mike Torres

Stacey Shepherd

There were two homeowners in attendance. Molly Ryan with Metro Property Management was also present.

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

Board Announcements – Bob Oliver and Stacey Shepherd announced homeowner, Greg Hunt has indicated he is interested in being on the Board to fill one of the vacated seats. Greg was in attendance and reports he is interested in the 3 year term.

Approval of minutes-November 11, 2020 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of November 11, 2020.

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

III. SPECIAL GUEST: NONE SCHEDULED

IV. COMMITTEE REPORTS

Social Committee – There were no reports

ARC Committee –

7160WPA – Radon Mitigation System. On a motion duly made and seconded, it was unanimously resolved to approve the request to install a radon mitigation system contingent upon the tower being painted the same color as the buildings.

HOMEOWNER FORUM- The Homeowner Forum included the following comments. Would the Board consider xeriscaping? The Board instructed management to obtain a proposal from a landscape architect to help design and phase in a xeriscaping plan. Management will send a link to the board with the website for a landscape architect who specializes in this type of request. The sand barrels need to be checked by the snow removal company.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – none scheduled

Board members review correspondence from the community – One homeowner is asking the Board to look at a crack in her foundation wall. The Board will meet with the homeowner. The homeowner would like the HOA to repair the drywall and the replace the window in her basement that were compromised when a water line broke. The board determined these items are insured by the Homeowner as they are improvements to the unit. On a motion duly made and seconded, it was unanimously resolved to deny the request to repair the drywall and replace the window.

VI. MANAGER’S REPORT – Management supplied a written report of items completed since last meeting.

VII. FINANCIAL STATEMENT

October – December 2020 – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the October through December financial reports subject to final audit.

VIII. UNFINISHED BUSINESS

Roof trusses – The new owner will be contacted for access to this property to repair the roof trusses but the county assessor does not have the current owner information.

Status of Fence and patio repairs – The Board will look at the patio and deck repairs for the priority issues. We believe 7164 West Portland Avenue and 7132 West Portland Avenue have the highest priority. Board will confirm.

Other –

Appointment of Greg Hunt – On a motion duly made and seconded, it was unanimously resolved to appoint Greg Hunt to the Board for the vacant term of 3 years. Director Hunt was warmly welcomed to the Board.

There were no other items brought before the Board.

IX. NEW BUSINESS

Proposal to replace water main – On a motion duly made and seconded, it was unanimously resolved to deny the proposals to replace the water main. The area was covered and there have been no subsequent leaks.

Proposal to repair coupling in meter pit – Plumbing vendors did not isolate the cost to repair this coupling. Management will reach out for a better proposal for this work specifically.

2021 Landscape Contract – On a motion duly made and seconded, it was unanimously resolved to approve Parkside for the 2021 landscape contract. There were no unanswered questions.

Schedule Next Board Meeting Date-The next meeting date is Wednesday February 10th 2021 at 6:30pm

Other – One Board member reported there is a queen mattress near the dumpster; however, they do not know where the mattress came from. Management will have it removed.

There were no other items brought before the Board.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:41pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an Officer