

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, APRIL 14, 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
Greg Hunt

Stacey Shepherd
Mike Torres

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

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

Board Announcements

Approval of minutes- March 10, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of March 10, 2021.

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

III. SPECIAL GUEST: Ghent Weyer of ProWay Services

Ghent has been out of town but is ready to tackle the work orders for Columbine Townhouses Five. Ghent reports the garage gusset repair is scheduled for next week. Paint information is on stickers inside shed. Construction material costs are very high now, but may be lower in a few months. Balconies and patio repairs for 7164 and 7132 W Portland Ave are scheduled for May. Ghent will inform the Board if prices have increased from original bid. Management reports work needs to be completed and invoiced by May 31. Ghent will await a report from the Board who will look at repair schedule for next year on more patio repairs. Management requested snow removal invoices for 2020/2021 season. Ghent will repair gutters on Roxbury and move rocks from 7232 WPA to nearest common rock area

IV. COMMITTEE REPORTS

Social Committee – None

ARC Committee – None

HOMEOWNER FORUM- The homeowner forum included the following comments: Sewer line dedicated to individual unit is homeowner's responsibility. Questions regarding modifying the common areas for homeowner access. Inquiry about the schedule of patio repairs.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – none scheduled

Board members review correspondence from the community –

Inquiry about paint schedule, recommendation to spot repair paint rather than repaint. Board members agree that paint looks good and should be deferred for at least two years.

Request for information about installing attic fan. Management requested an ARC form for the board to consider.

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

Cash flow is not accurate due to late invoices, should be reconciled before end of May
Budget built on projected costs

New online portal system from management will be introduced

VII. FINANCIAL STATEMENT

March 2021 – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the March April 2021 financial reports subject to final audit.

Operating account balance is high because of unfinished work that has been ordered

VIII. UNFINISHED BUSINESS

Roof trusses – The owner of 7016 will give Ghent access to complete the trusses. Scheduled for next week.

Status of Fence and patio repairs – The Board will look at the patio and deck repairs for the priority issues.

Repair of plumbing issue on WRP – Molly has sent work order to Denver Plumbing Pros, not to exceed \$500

Other –

There were no other items brought before the Board.

IX. NEW BUSINESS

2020/2021 Budget Proposal

On a motion duly made and seconded, it was unanimously resolved to adopt the budget as amended. There will be no increase for the 2021-2022 fiscal year.

Board walkthrough for xeriscaping – The Board walked the common areas to discuss priorities. A report was compiled. Due to the expensive nature of overhauling the landscape, the Board would like to meet with a landscape architect regarding costs, the process and possible return on investment. Management will schedule work session with a landscape architect.

Open Space Development – A surveyor was observed in the open space on Portland. Director Hunt will call Foothills Parks and Recreation for more information.

Next Board Meeting - Next meeting May 12, 2021 at 6:30pm via virtual meeting.

Other - 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 8:13pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:

Approved by an Officer