

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, MAY 12, 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 6:36pm. The following Board members were present for quorum.

Bob Oliver  
Greg Hunt

Mike Torres

Stacey Shepherd was absent. There were five homeowners in attendance. Molly Ryan with Metro Property Management was also present.

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

**Board Announcements** – There were no new announcements

**Approval of minutes**- April 14, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of April 14, 2021 as amended. One address was changed.

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

III. **SPECIAL GUEST: None**

IV. **COMMITTEE REPORTS**

**Social Committee** – None

**ARC Committee** –

**7056WPA – Windows.** On a motion duly made and seconded, it was unanimously resolved to approve the window replacement request.

**7262WPA – Power Vent.** On a motion duly made and seconded, it was unanimously resolved to approve the power vent provided the project is permitted for code requirements, the roof is not altered and the homeowner signs a restrictive covenant agreement.

**7266WPA – Windows.** On a motion duly made and seconded, it was unanimously resolved to approve the request to replace windows.

**7254WPA – Radon Mitigation.** On a motion duly made and seconded, it was unanimously resolved to approve the request to install a radon mitigation system in the location approved by the Board and contingent up the fan not interfering with the quiet enjoyment of the other residents. It must be painted to match the building.

**HOMEOWNER FORUM**- The homeowner forum included the following comments: There is a mattress in the dumpster near 7194. What is the HOA mattress policy? Another homeowner asked for the paint codes. The transition edge is too short near the sidewalks. Landscaper should be using edger not string trimmer in these areas.

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 verbal report of items completed since last meeting.

**VII. FINANCIAL STATEMENT**

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

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

**VIII. UNFINISHED BUSINESS**

**Roof trusses** – This was scheduled for last month but the HOA has not yet received an invoice.

**Status of Fence and patio repairs** – The Board has identified the next patios for the summer budgeted work.

**Repair of plumbing issue on WRP** – Denver Plumbing Pros will completed with the leak in the common areas on Roxbury. The locates are still being done. Management is instructed to ask Denver Plumbing Pros if they have looked at the coupling.

**Other** – The Board does not care for the way the grass is being mowed. Large areas are missed. The riding mower is tearing up the turf areas. The Board asked management to have Parkside attend the June Board meeting.

There were no other items brought before the Board.

**IX. NEW BUSINESS**

**Landscape meeting with Architect**

The Board will schedule a meeting with the Landscape Architect and during the day over zoom. The Board has questions about the proposal and the overall process to reduce irrigated areas.

**Open Space Development Plan update** – Director Hunt contacted Foothills Parks and Rec for more information on the changes for the pool and the open space nearby. He was informed they are looking to enhance the area so he does not think the project warrants concern at this time.

**Next Board Meeting** - Next meeting Wednesday June 9, 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 7:52pm.

**XI. EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan: \_\_\_\_\_

Approved by an Officer