

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JUNE 16, 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
Mike Torres

Stacey Shephard
Greg Hunt

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

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

Board Announcements – Parkside was not in attendance because Dar is no longer with the company. The new project manager would like to meet with the Board. The Board proposed 9:00am on Tuesday. Management will confirm.

Approval of minutes- May 12, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of May 12, 2021 as presented

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 –

7166 WPA – Windows. On a motion duly made and seconded, it was unanimously resolved to approve the request to install an egress window contingent upon the execution and recording of a Restrictive Covenant Agreement.

7464 WRP – Hot tub. On a motion duly made and seconded, it was unanimously resolved to deny the request to install a hot tub. The Association pays the water bills and does not want the cost for the water to be an HOA burden.

HOMEOWNER FORUM- The homeowner forum included the following comments: Homeowner is requesting the paint codes. Will new grading be addressed when the decks and patios are done? One Board member asked if management could find a vendor for the brick work in the community.

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – none scheduled

Board members review correspondence from the community –

Homeowner asked the Board to review items from property inspection. The Board will set up a meeting with the homeowner through management.

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

VII. **FINANCIAL STATEMENT**

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

VIII. UNFINISHED BUSINESS

Roof trusses – This has not been completed. The vendor has made contact with the new homeowner.

Patio repairs – These are not completed.

Repair of plumbing issue on WRP – After removing a tree in the area, Denver Plumbing Pros has completed the repairs on the leak. They will have to return to replace the coupling and turn the water off to the community.

Other –

Newsletter – The Board would like an article in the newsletter that the dumpsters are not for large item dumping. Residents will be reminded to call for large item pick ups.

Gutters - The Board wants the gutters to be cleaned and repaired asap. Management has found a new vendor for this work.

There were no other items brought before the Board.

IX. NEW BUSINESS

Ratify contract with Landscape Architect - On a motion duly made and seconded, it was unanimously resolved to ratify the Landscape Architect contract for \$9500.00 to being reducing the irrigation in some areas and beautifying the community. The Board looks to set up a meeting with the community for feedback once the Architect and the Board have a vision and figures.

Trash collection proposals - The Board was presented with 2 proposals for other trash haulers. On a motion duly made and seconded, it was unanimously resolved to approve Waste Management for a term of one year.

Follow up to Landscape Walkthrough – The Board would like a proposal for new split rail fence as identified on the map.

Next Board Meeting - Next meeting Wednesday July 14th 2021 at 6:30pm via virtual meeting.

Other - There were no other new business items brought before the Board.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:39pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: _____

Approved by an Officer