

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JULY 21, 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 6:30pm. The following Board members were present for quorum.

Bob Oliver
Mike Torres

Stacey Shephard
Greg Hunt

There were two homeowners in attendance and another homeowner joined the call at 6:45pm. Molly Ryan with Metro Property Management was also present.

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

Board Announcements – There were no Board announcements.

Approval of minutes- June 16, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of June 16, 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 –

7216WPA New doors. On a motion duly made and seconded, it was unanimously resolved to approve the request to install new doors at this address.

HOMEOWNER FORUM- The homeowner forum included the following comments: Homeowner is requesting the Board consider renewing the private property signage. A homeowner reports the area in front of their home does not drain property. The Board will have a vendor install a chase drain in the sidewalk. One homeowner would like to have a pine tree removed from the area near her back yard. It creates a mess inside her fenced area and drops pine needles consistent. The Board will get a proposal to remove the pine tree. Another homeowner commented that the trash removal has been hit and miss. Management will attempt to have the vendor replaced sooner and the missed pick-ups will be credited back to the Association.

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – none scheduled

Board members review correspondence from the community – There was no correspondence for Board review.

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

VII. **FINANCIAL STATEMENT**

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

VIII. **UNFINISHED BUSINESS**

Roof trusses – This has been completed.

Patio repairs – These are not completed.

Coupling repair – Denver Plumbing Pros reports the fitting will need to be fabricated. They will have this taken care of.

Meeting with homeowner regarding inspection report – The Board will meet with the homeowner and will float two dates.

Other –

Sidewalk Repair RMTC – A board member asked management about the status of the concrete repair at 7230/7236 due from the tree removal in 2020 by Rocky Mountain Tree Care. Management will follow up.

There were no other items brought before the Board.

IX. NEW BUSINESS

Proposal to remove the split rail fence in some areas – The Board reviewed the proposal to remove the split rail fence in some designated areas of the community for \$2,050.00. The scope only cuts the posts at ground level. The Board would like a scope of work that includes removing the posts entirely.

Proposal to replace split rail fence with post and rail – The Board reviewed the proposal to replace the fence with post and rail for \$26,190.00. Does the proposal include 2 or 3 rails? The Board also wants to know whether the ringshank nails are as good as screws. The Board would also like to see a proposal for split rail fence instead.

Proposal for gutter cleaning and adjustments - On a motion duly made and seconded, it was unanimously resolved to approve the gutter cleaning and adjustment proposal for \$4,510.

Units with water in basement from rain –

7476 W Roxbury Place – On a motion duly made and seconded, it was unanimously resolved to approve the mitigation cost for water intrusion for \$860.

7236 W Portland Avenue – On a motion duly made and seconded, it was unanimously resolved to deny the restoration cost for \$5,200. Ground water in a basement is a homeowner responsibility.

Policy proposal Regarding Front Area Gardens – The Association uses a commercial production landscape company. As such, they will occasionally cut, spray, or otherwise damage plantings outside of homeowner fenced areas. The Board carefully reviewed the new policy that would clarify homeowners assume the risk of any plant material installed outside of their fence. On a motion duly made and seconded, it was unanimously resolved to approve the new Policy Proposal regarding front area gardens.

Newsletter – The Board received the list of newsletter topics. The newsletter will be mailed to all owners and residents publishing the new Garden Policy.

Next Board Meeting - Next meeting Wednesday August 11th 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 8:06pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: _

Approved by an Officer