

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 8, 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 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 – There were no Board announcements.

Approval of minutes- July 21, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of July 21, 2021 as presented

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

- III. **SPECIAL GUEST: Matt Corrion, Outdoor Design Group** – Matt presented his landscape design to the board and members. The goal of the landscape redesign is to reduce the small irrigated areas and maintain the larger areas. Water savings is considered but the main factors are the aging irrigation and the dated appearance of the community. The vendor reports their design can be installed in phases. The Board determined they would like to discuss funding options before proceeding further.

IV. **COMMITTEE REPORTS**

Social Committee – None

ARC Committee –

7194WPA New windows. On a motion duly made and seconded, it was unanimously resolved to approve the request to replace the windows at this property.

HOMEOWNER FORUM- The homeowner forum included the following comments: Homeowner is requesting the Board amending the grading to the exterior of their home. They believe the grading is allowing water into their basement. Another homeowner asked if the HOA would consider adding recycling containers. The Board explained recycling would require additional dumpsters and there is no location that can accommodate additional dumpsters at this time. Board members report they take the recycling off property themselves to volunteer recycling centers. Another homeowner asked if the HOA has ever allowed a homeowner to install a fire pit. The Association has not allowed a homeowner to install a fire pit in their fenced area due to safety concerns.

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

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

VIII. UNFINISHED BUSINESS

Patio repairs – These are not completed. The Association is seeking a new vendor for this project.

Coupling repair – Denver Plumbing Pros reports the fitting will need to be fabricated. They are working on this project.

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

IX. NEW BUSINESS

Landscape concept cost analysis – The Board will meet to discuss funding options for the landscape renovations.

Proposal to repair brick – The Board reviewed the proposal to repair the brick façade on two properties for \$12,990.00. Management was asked to obtain 2 more proposals. If management cannot obtain other proposals, this project will be approved due to time constraints.

Snow removal proposal - On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract with Parkside Landscape.

Proposal to replace split rail with post and rail or just like for like split rail – The vendor is looking for the correct materials for the split rail proposal.

Unit with water in garage – The Board will schedule an inspection walkthrough with the homeowner.

Next Board Meeting - Next meeting will be the Annual Meeting on Wednesday October 13th 2021 at 6:30pm via zoom meeting.

Other –

Denver Water – Denver water has contacted management and reports they need to inspect the property for the backflow preventors. Their records do not indicate any backflows are present on the property. Director Oliver would like to meet with the tech while on property. There are 7 backflows on property.

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 8:40pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an Officer