

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 10, 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
Greg Hunt

Stacey Shepherd
Mike Torres

There were three homeowners in attendance. Jennifer Wyman and Molly Ryan with Metro Property Management were also present.

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

Board Announcements

Welcome Jennifer Wyman back as property manager

Approval of minutes- March 10, 2021 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes of October 13, 2021.

Jennifer will amend minutes to reflect Charity's inquiry about pinecones and tree removal at 7476 WRP.

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 – None

HOMEOWNER FORUM-

Charity wants to know when to expect tree to be removed. Tree will be removed in the next few weeks as the vendor's schedule allows.

Simon wants to know when the sidewalk grading issue will be addressed. Jenn reported that we are waiting for a proposal from the vendor Optimum Restoration. She will email the board for review when the proposal is received.

Julie wants to know the best way to submit a maintenance request and get a response. Molly told Julie that work was dispatched in response to her last three email requests. Molly will send Julie an email with the status of the work order.

Michelle G. 7164 WPA was in attendance because she saw her property was on the agenda for her patio.

V. HOMEOWNER CORRESPONDENCE – none

Homeowner Hearings – none scheduled

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

VII. FINANCIAL STATEMENT

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

VIII. UNFINISHED BUSINESS

Coupling in meter pit. Denver Plumbing Pros is having part fabricated.

Unit 7194 WPA garage water issue: Since there has been no rain or sprinklers, there has been no water in the unit this month.

Landscape funding repairs. Board agreed to table this discussion.

Other –

There were no other items brought before the Board.

IX. NEW BUSINESS

Split rail fence proposal. Bob stated that the new proposal is the same as the original proposal, except \$2000 less, and does not specify split rail fencing. Molly clarified that the proposal is like-for-like. Jenn will coordinate a meeting with Optimum Restoration to discuss options.

Engineering report on 7476 WRP- waiting for proposal from Optimum Restoration for recommendations based on engineering report.

Patio Repair proposals- We want to accept the proposal from Optimum Restoration for patios and decks. Can we add the two budgeted for 2021? Bob addressed Michelle G.'s question about the scope of work for the patio replacement.

Gutter cleaning proposal was unanimously approved.

Insurance was renewed effective November 1, 2021. Umbrella proposal was declined because of open claim. Flyer will be sent out to inform homeowners that their wind and hail coverage needs to be increased to \$15k or more. Umbrella policy is not bound yet.

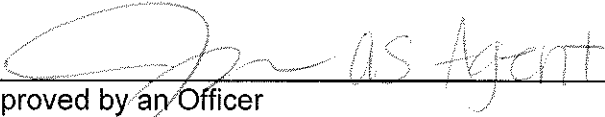
There were no other items brought before the Board.

Next meeting January 12, 2022 via virtual meeting.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:13pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:


AS Agent

Approved by an Officer