

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, JANUARY 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 6:35pm. The following Board members were present for quorum:

Bob Oliver  
Greg Hunt

Stacey Shepherd  
Mike Torres

There were two homeowners in attendance. Jennifer Wyman with Metro Property Management was also present.

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

**Board Announcements**

**Approval of minutes-** On a motion duly made and seconded, it was unanimously resolved to approve the minutes of November 10, 2021.

**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** – 7064 W Portland architectural review requested for railings to be installed on the entry. The directors voted to approve the request with the condition that the railings conform to the aesthetic of the community.

**HOMEOWNER FORUM-**

- Simon and Charity 7476 WRP inquired about pine tree and grading work to be done. Tree removal is on the agenda of Ross Trees to be removed, and the grading proposal is on this meeting agenda.
- A sidewalk light is broken on the south end near 7476 WRP.
- Vehicles are being parked in the snow storage area on the Roxbury side. SOS has not communicated a problem with the issue.
- Simon requested to be added to distribution list for meeting notifications. Jennifer will ensure that his email addresses are added to the distribution list.
- Options for communicating the need to move cars from the snow storage area were discussed. Jennifer will place a notice on the vehicles asking owners to comply with the policy.

V. **HOMEOWNER CORRESPONDENCE** – none

**Homeowner Hearings** – none scheduled

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

Snow removal services provided by SOS in January were unsatisfactory, and the invoice submitted to management was considered excessive by the board members. Jennifer will follow-up with SOS about the invoice and the concerns.

**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 November and December 2021 financial reports subject to final audit.

**VIII. UNFINISHED BUSINESS**

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

SOS Landscaping and Snow removal contracts were ratified.

Optimal Restoration made change order requests.

Jennifer will request another bid for grading work.

Board voted to remove and replace split rail fencing and remove sections of split rail fencing.

**Other –**

There were no other items brought before the Board.

**IX. NEW BUSINESS**

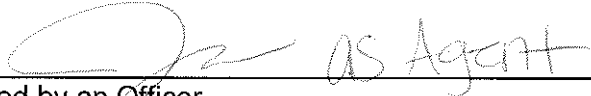
There were no other items brought before the Board.

Next meeting February 9, 2022 via virtual meeting.

**X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:28pm.

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

Respectfully Submitted by Stacey Shepherd:

  
Approved by an Officer