

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, February 9, 2022 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 6:32 pm. The following Board members were present for quorum:

Bob Oliver
Greg Hunt

Stacey Shepherd
Mike Torres

There were four 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 January 12, 2022.

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 –
HOMEOWNER FORUM-

Eva Stewart, 7160 WPA, would like to have a skylight installed in her unit, and would like to know the rules. Rules and liability issues will need to be reviewed by the attorney.

Asphalt needs to be patched. Bob has done what he can, board and management are aware of the issues and trying to get contractors

Simon Mwansa, 7476 WRP, wanted to follow up with second estimate for drainage work. Jenn has requested two proposals, only one responded.

The lighting on southside of property is getting worse. Jenn had dispatched an electrician to repair the light post, but Simon reports that there are still lights out on the walkway.

Also asked about the tree removal. There is a removal proposal from Ross to be reviewed by the board.

Neighbor's front step is sinking, 7474 WRP. May have resulted from burst pipe. Board will examine the step.

Mike Torres reports that Ghent made repair at SE side of building where downspout drains underneath sidewalk. Repair has failed and is draining water over the sidewalk, creating an ice hazard. 7190 WPA downspout needs to be addressed because it is draining onto sidewalk. Simon reports a similar issue. Drainage issues that were identified in the 2021 spring report were not addressed. There are drainage issues throughout the property that need to be fixed. Center concrete drains on Roxbury side cause plowing issues.

- V. HOMEOWNER CORRESPONDENCE** – 7242 WPA has issues with patio, fence, and deck. Jen was told that homeowner does not want concrete work done. Jen has sent a work order for fence repairs. Board will look at deck and patio for next budget.

Homeowner Hearings – none scheduled

- VI. MANAGER'S REPORT** – Management supplied a written report of items completed since last meeting. Vehicles parked in snow storage area on WRP that have expired license plates will be warned, tagged, and towed.

Jen reminded vendor about coupling in meter pit.

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 January 2022 financial reports subject to final audit.

Checks will again be presented to the President and Treasurer for signatures.

VIII. UNFINISHED BUSINESS

Other – Coupling in meter pit is still waiting for vendor.

WRP Pine tree. Jen will get a proposal from Rocky Mountain Tree Care.

There were no other items brought before the Board.

IX. NEW BUSINESS

Jen will send an email newsletter to homeowners regarding what may be placed in dumpster.

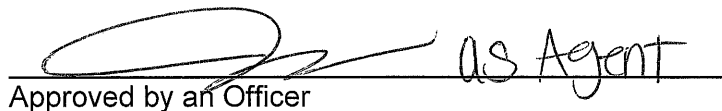
There were no other items brought before the Board.

Next meeting Wednesday 9, 2022 via virtual meeting.

- X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:31 pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:


Approved by an Officer