

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, March 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 6:33 pm. The following Board members were present for quorum:

Bob Oliver  
Greg Hunt

Stacey Shepherd  
Mike Torres

There was one homeowner 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 February 9, 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** – None

**HOMEOWNER FORUM-** Sherry Rock - 7260 WPA garage gutter is pulling away from building, and water is entering between gutter and roof on east corner.

**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 February 2022 financial reports subject to final audit.

**VIII. UNFINISHED BUSINESS**

**Other** – Coupling in meter pit is still waiting for vendor. Jen has been in contact with the vendor

Drainage repair proposal at 7476 WRP. Proposals will be submitted after weather permits.

Pine tree removal at 7476 WRP. Rocky Mountain Tree Care proposal was approved unanimously. Jen will remind RMTC that they are still responsible for repairing the sidewalk they broke at 7230/6 WPA.

Landscape renovations – board wants to move forward, but is still discussing revisions and financing. Requested future meeting/work session to discuss revisions.

There were no other items brought before the Board.

**IX. NEW BUSINESS**

Drainage proposal on 7210 WPA. Ice accumulation is interfering with the function of the garage door. Proposal to repair drainage discussed. Board wants to meet with Optimum Restoration to consider moving downspout and other options. Jen will contact Tim to schedule.

Clarification on approving skylight installation with restrictive covenants. Board voted unanimously to consider skylight requests with restrictive covenants. Jen will ask Molly about requiring restrictive covenants for radon mitigation systems.

Landscape contract is currently with SOS. Snow removal has damaged significant turf, knocked down a post. Mike will be point of contact for SOS to monitor snow removal activity. Proposal to change to LandCare Management was unanimously accepted.

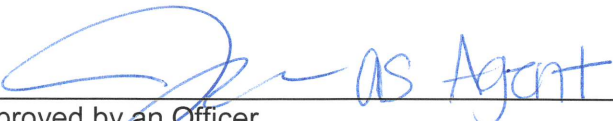
There were no other items brought before the Board.

Next meeting Wednesday April 13, 2022 via virtual meeting.

**X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:33 pm.

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

Respectfully Submitted by Stacey Shepherd:

  
Approved by an Officer