

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, April 13, 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 6:31 pm. The following Board members were present for quorum:

Bob Oliver  
Greg Hunt

Stacey Shepherd  
Mike Torres

There were three 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 March 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** –

Connie

- Question about cars parked with out-of-state license plates.
- 7220 WPA area outside of front door has been self-maintained, would like to have area contained and have someone else do the manual work. Jen will email LandCare's contact information. Wants tree planted by house, willing to pay for it. Board will look at it on the spring walk-through.
- Asked if the split rail fence would be replaced.
- Drainage issues on driveway.
- Columbine West garage sale May 13 & 14, Columbine 5 will coordinate. Jen will send email blast and Connie will post sign by mailboxes.

Marty – Comcast spilled ice melt on the landscape.

Julie – new patio, Optimum Restoration cut coolant line to air conditioner when moving unit. They reconnected the unit, but Julie will be responsible for refilling the refrigerant.

- V. HOMEOWNER CORRESPONDENCE** – 7020 WPA wants a rock border installed to avoid rocks spilling into grass. Landscapers need to use care when blowing the rock bed area. We will monitor the situation. The position of the sidewalk makes edging a tripping hazard.

**Homeowner Hearings** – none scheduled

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

**VII. FINANCIAL STATEMENT**

**March 2022** – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the March 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.

Pine tree removal at 7476 WRP. Rocky Mountain Tree Care proposal was approved unanimously. Jen will remind RMTTC 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 work session to discuss revisions.

There were no other items brought before the Board.

**IX. NEW BUSINESS**

New budget ratification. On a motion duly made and seconded, it was unanimously resolved to ratify the 2022-23 budget.

LandCare - On a motion duly made and seconded, it was unanimously resolved to sign the contract with LandCare for landscaping services.

Board will meet on Sunday, April 24 at 8:00am for a property walk-through.

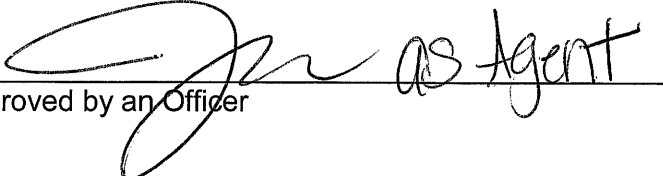
There were no other items brought before the Board.

Next meeting Wednesday, May 11, 2022 via virtual meeting.

**X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:30 pm.

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

Respectfully Submitted by Stacey Shepherd:

  
Approved by an Officer