

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, May 11, 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 | Stacey Shepherd |
| Greg Hunt  | 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 April 13, 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 – Called Jen about fixing fence post where rabbits have dug under the post that connects to house facing Portland. Jen issued a work order with Optimum Restoration, will follow up.

Will snow melt buckets be removed for the season? They have already been removed to the shed by Bob.

Water pressure on outdoor faucet is very low. Pressure is controlled by regulator inside house. The spigot is the responsibility of the homeowner. Sherry will check faucet and hose.

Charity 7476 WRP

Drew 7254 WPA – There will be a change order from Optimum Restoration to scope of work on patio, including flashing and decking. Are broom finishes standard? Jen will ask.

**V. HOMEOWNER CORRESPONDENCE** – Julie's AC

**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 April 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. Mike will contact a new potential vendor.

Drainage proposal for 7210 WPA. Board visited the area and thinks the solution might be to redirect downspouts.

Board wants to meet with Optimum about downspouts, progress of fencing project, and drainage repair proposal at 7476 WRP.

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

Table proposal for sunken area.

There were no other items brought before the Board.

**IX. NEW BUSINESS**

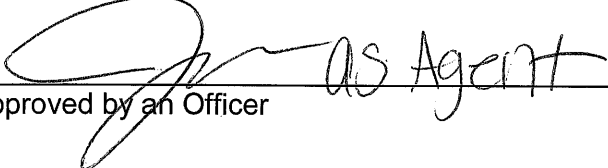
There were no other items brought before the Board.

Next meeting Wednesday, June 8, 2022 via virtual meeting.

**X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:17 pm.

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

Respectfully Submitted by Stacey Shepherd:

  
Approved by an Officer