

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, August 10, 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 6:30 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 July 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 –

7482 WRP request to replace sliding glass door that was previously approved via email has been amended. Tabled.

7136 WPA storm door installation request unanimously approved.

HOMEOWNER FORUM –

Sherry Rock 7260 WPA – Crabapple tree at 7254 WPA, low branch was removed, but overhang over sidewalk was not trimmed. Bob said that lower branch was removed by landscaper, but the tree service has not yet reached that tree. When posts by entryways were removed, a sprinkler head is being broken by lawnmower. A post may prevent breakage. Entryway by mailboxes is difficult to see at night without posts and reflectors. Are short-term/Airbnb rentals allowed? Minimum lease requirement is six months. Last report showed approximately 14 units are rentals.

Shamus O'Brian 7130 WPA – Water intrusion. Just past weekend with heavy rain, signs of water intrusion. July 15-18 big storm, then two weeks ago found large volume of water in basement. Concerned about mold spores from exposed wall during mitigation. Plumber did not find broken pipes, said smelled of ground water and mold.

Drew Pace 7254 WPA - Check on status of tree trimming. Began yesterday, continued today. Leaking window, above trim piece. Jen has issued work order to Optimum Restoration.

V. HOMEOWNER CORRESPONDENCE –

Email from 7254 WPA issue with garage and downspout, Jen has taken care of. Tree removed has not been replaced. Will be considered with landscaping changes.

Two decks have been reported as poor, 7252 WPA and 7052 WPA. Bob will inspect.

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

Emailed Dig Boss about coupling in meter pit. Jen will follow up with proposal and forward to board.

Revised proposal from Optimum Restoration.

Jen will try to set meeting for 8/15 with landscape architect.

VII. FINANCIAL STATEMENT

July 2022 – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the July 2022 financial reports subject to final audit.

VIII. UNFINISHED BUSINESS

Other –

Coupling in meter pit.

Landscape will look at sprinkler head broken by lawnmower.

Driveway post installation

7476 WRP drainage repair change order approved and ratified.

Landscape renovations. Jen will arrange meeting on 8/15.

Attorney engagement agreement and new policies approved and ratified

There were no other items brought before the Board.

IX. NEW BUSINESS

7244 leak around window well proposal unanimously approved.

7130 WPA proposal unanimously approved.

7086 WPA proposal – Bob will review for expense.

Xcel energy communication – smart meters will be installed

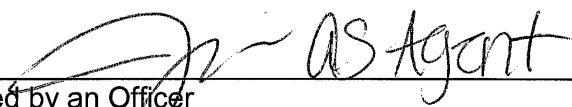
HB1137 – New policies drafted. Unanimously approved and ratified.

Next meeting Wednesday, September 14, 2022 via virtual meeting.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:43 pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:


Approved by an Officer