

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, September 14, 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
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 August 10, 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 Windows and sliding door replacement approved by email was ratified

7136 WPA Radon mitigation approved by email was ratified

7190 WPA Windows and sliding door replacement approved by email was ratified

HOMEOWNER FORUM –

Julie Denning 7086 WPA - concerned about communication from Optimum Restoration regarding mitigation work on basements. (Jen will continue to communicate with Optimum)

Drew P. 7254 WPA – Still needs flashing above window, but has not verified if work has been done or not. Crab apple tree needs to be pruned. Deck had floorboards replaced, but paint was spilled on patio and surrounding area. Paint is unfinished. Lack of communication about work. (Jen will continue to work with Optimum) Xcel Energy replaced smart meters.

Sherry Rock 7260 WPA – Thank you for sprinkler repair. Sidewalk repair at 7254- when will it be fixed. (Two bids were slow and high, Mike has contacted Sanchez Concrete for another bid)

Simon and Charity Mwansa 7476 WRP – Water in basement with last rain. (Work in progress is not finished) Dissatisfied that water is still entering basement. Dirt has not been removed from street. (Dirt may be reserved for future grading) Dissatisfied with communication. (Jen will continue to work with Optimum Restoration) Window well cover needs to be replaced. Gutter has not been repaired. Common parking area disputes. (Jen will send email blast to address parking rules)

Shamus O'Brian 7130 WPA – Is the board committed to work with Optimum Restoration? (Shamus will send vendor recommendations to Jen)

V. HOMEOWNER CORRESPONDENCE –

7026 WPA had issues from inspection. Patio roof (owner responsibility) drainage issues, front porch, flashing. (Drainage inside patio is owner responsibility)

7252 WPA deck needs work, but board needs to find new contractor since Optimum has not completed current work orders.

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

VII. FINANCIAL STATEMENT

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

VIII. UNFINISHED BUSINESS

Coupling in meter pit – Bid from Dig Boss unanimously approved.
Drive lane post installation – Reject bid from Optimum Restoration, Jen will seek other bids
7130 and 7086 water intrusion change orders – Tabled until second opinion/bid due to concerns over Optimum Restoration.
Landscape renovations - tabled

IX. NEW BUSINESS

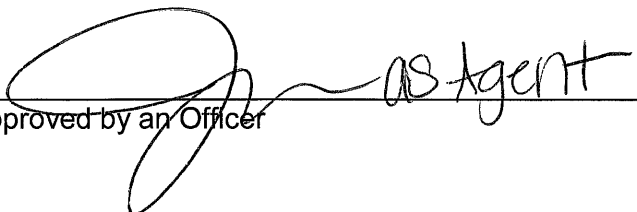
Concrete repair proposal – all bids are excessively high. Mike will contact Sanchez Concrete for new bid.
Irrigation repair proposal - tabled

Next meeting Wednesday, October 12, 2022 via virtual meeting.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:53 pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:


Approved by an Officer