

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, October 12, 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 four 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 September 14, 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 – Waste Management cannot get dumpster back into enclosure at 7260 WPA garage because there is a hole where the rollers get stuck. We may need to repair the hole. Bob has asphalt to fill the hole. Crab apple tree will be pruned.

Drew Pace 7254 WPA – sent email to Jen about flashing. Board will consider an alternate vendor.

Julie Denning 7086 WPA – waiting to hear about update for ongoing issue.

Shamus O'Brian 7130 WPA - Sprinkler head next to gate is flooding grass. Sprinklers are still running though we were informed they had been winterized.

V. HOMEOWNER CORRESPONDENCE –

Donna Jones 7252 WPA deck still needs repair. Optimum Restoration has not completed work order.

Dee Dee Heynes 7232 WPA has paint peeling on deck.

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

VII. FINANCIAL STATEMENT

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

VIII. UNFINISHED BUSINESS

7130 WPA met with new contractor and environmental inspector. Shamus was satisfied with the contractor. Environmentalist thinks that all porous surfaces should be deep cleaned because moldy carpet was not quarantined.

7086 WPA has also met with new contractor.

7476 WRP update. Optimum Restoration has not completed work acceptably. Jen will set up meeting with Tim to review work.

Irrigation proposal to replace emergency shutoff valve on backflow preventer. Tabled until spring.

Concrete repair proposals- wait for more proposals to make final decision.

Landscape renovation- Jen will set up meeting with landscape architect.

IX. NEW BUSINESS

New snow removal agreement- tabled. Jen will ask for estimated cost for average snow event.

New landscape contract- On a motion duly made and seconded, it was unanimously resolved to approve the 2023 landscape contract.

Insurance policy- On a motion duly made and seconded, it was unanimously resolved to approve the insurance renewal.

Board will consider policy on solar panels and discuss at future meeting.

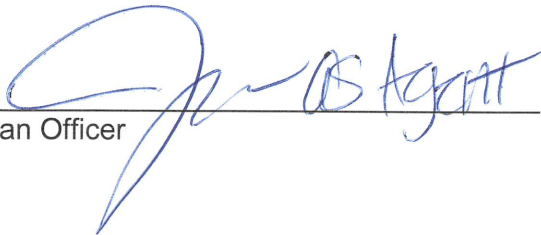
Next meeting – ANNUAL MEETING - Wednesday, November 9 12, 2022 via virtual meeting.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:29 pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:

Approved by an Officer

A handwritten signature in blue ink, appearing to read "J. AS Agent", written over a horizontal line.