

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, January 11, 2023 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 6:34 pm. The following Board members were present for quorum:

Greg Hunt	Stacey Shepherd
Shamus O'Brien	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 November 9, 2022.

**Board members disclose any conflicts of interest regarding agenda items** – Shamus O'Brien's property is on the agenda for discussion but no vote.

**III. SPECIAL GUEST:** None

**IV. COMMITTEE REPORTS**

**Social Committee** – None

**ARC Committee** – None

**Homeowner Forum** –

Sherry Rock was dissatisfied with the quality of snow removal after the last snow storm. Jen will dispatch additional snow removal. Mike has requested that the company remove the snow at their own expense since their original service was unsatisfactory.

Simon Mwansa also dissatisfied with snow removal. Broken tree branch will be removed tomorrow. French drain is not functioning. Garbage has not been removed. Jen will contact Waste Management rep. and has sent Landcare specs for piling snow.

**V. HOMEOWNER CORRESPONDENCE –**

Water Damage, gutter repair, snow removal, garage water intrusion in 7210 WPA garage.

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

**VII. FINANCIAL STATEMENT**

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

**VIII. UNFINISHED BUSINESS**

Water intrusion repairs are underway. Insurance claim is pending, but there is a water intrusion exclusion.

**IX. NEW BUSINESS**

7136 WPA water intrusion

7194 WPA garage water intrusion. Will vote by email after board has seen the damage.

7252 WPA deck in need of repair. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for repair.

Gutter maintenance proposals. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Roof and Gutter Guys.

Solar panel policy discussion tabled.

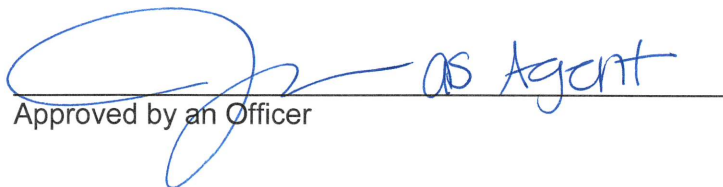
Landcare will be Coloradoscapes.

Next meeting Wednesday February 8, 2023 at 6:30 pm via virtual meeting.

**X. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:42 pm.

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

Respectfully Submitted by Stacey Shepherd:

 as Agent  
Approved by an Officer