

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, February 8, 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 6:33 pm. The following Board members were present for quorum:

Robert Oliver
Greg Hunt
Shamus O'Brien

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 January 11, 2023.

Board members disclose any conflicts of interest regarding agenda items – None

III. SPECIAL GUEST: None

IV. COMMITTEE REPORTS

Social Committee – None

ARC Committee – 7244 WPA request to replace front door and storm door. On a motion duly made and seconded, it was unanimously resolved to approve the request.

Homeowner Forum –

Jeff Pickett 7224 WPA -- garage has unusual water pooling which has frozen his garage door shut. Concerns about safety and garage access. Greg has observed blocked drainage on the greenbelt where part of the water should be draining. A work order to replace the drain pan has been scheduled, but has been scheduled due to weather. Greg has seen plans for a sump pond. Jen can contact Foothills and vendor to address drainage concern. Jeff has observed some gutters leaking.

Julie Denning 7086 WPA – Concerned about drainage in community.

Sherry Rock – Sidewalk light at 7254 WPA is broken. Concerned about landscaping and water use.

V. HOMEOWNER CORRESPONDENCE –

Garage water, garage vandalism, courtesy notice about parking.

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

VII. FINANCIAL STATEMENT

December 2022 and January 2023 – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the December 2022 and January 2023 financial reports as amended subject to final audit.

VIII. UNFINISHED BUSINESS

Water intrusion repairs are underway. Insurance claim was denied due to water intrusion exclusion.

7136 WPA – Shamus met with homeowner and he has done his own mitigation.

7194 WPA garage water intrusion. On a motion duly made and seconded, it was unanimously resolved to approve the proposal.

IX. NEW BUSINESS

ColoradoScapes landscaping will be using a new chemical protocol.

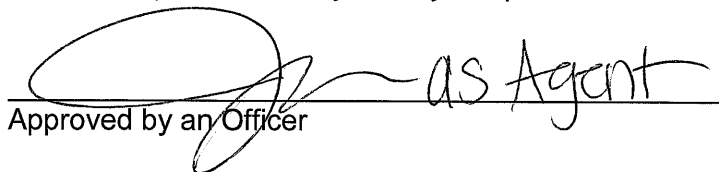
7254 WPA proposal for window flashing. New proposal is expensive, so Jen will meet with homeowner about previous bid.

Next meeting Wednesday, March 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 7:25 pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Stacey Shepherd:

 as Agent
Approved by an Officer