

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, May 10, 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 6:35 p.m. The following Board members were present for quorum:

Robert Oliver	Stacey Shepherd
Greg Hunt	Mike Torres
Shamus O'Brien	

There were five homeowners in attendance. Jennifer Wyman with Metro Property Management was also present.

**BUDGET RATIFICATION 2023-24 BUDGET WITH A \$50 PER MONTH INCREASE.** On a motion duly made and seconded, it was unanimously resolved to approve the 2023-24 budget and dues increase.

**ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 6:39 p.m.

- II. ESTABLISH A QUORUM** (Three of the Four directors needed) The meeting was called to order at 6:40 p.m. The following Board members were present for quorum:

Robert Oliver	Stacey Shepherd
Greg Hunt	Mike Torres
Shamus O'Brien	

There were five homeowners in attendance. Jennifer Wyman with Metro Property Management was also present.

**III. 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 April 12, 2023.

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

**IV. SPECIAL GUEST: None**

**V. COMMITTEE REPORTS**

**Social Committee – None**

**ARC Committee**

7266 WPA radon mitigation system – approved and ratified  
7448 WRP front door replacement – approved and ratified

**Homeowner Forum –**

**Simon Mwansa 7476 WRP** – concerns about kids getting out of school playing with skateboards on walks and steps. Signs are not visible. Can private property signs be installed? Will grass that has been dug be replaced? Carports are being used by teenagers for drinking. Jen directed homeowners to call the police. When will dues increase begin?

**Connie Heisler 7220 WPA** – Trash enclosure needs repair and trash collection, Jen has put in work order. Would prefer that lids be left open because lids are too difficult to lift. What was purpose of concrete work? Lawn care in back seems inconsistent. Would like some labor on her landscaping area.

**DeeDee Heyne 7232 WPA** – Question about money spent on building maintenance. Concern about posts by front door.

**Drew Pace 7254 WPA** – Question about sewer line backup issue and insurance claims.

## **VI. HOMEOWNER CORRESPONDENCE –**

**Connie Heisler 7220 WPA** - Question about landscaping labor  
Cracking patio

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

## **VIII. FINANCIAL STATEMENT**

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

## **IX. UNFINISHED BUSINESS**

Landscape meeting with Matt needs to be scheduled.

Sewer line maintenance - on a motion duly made and seconded, it was unanimously resolved to approve a bid to cut and camera from Colorado Sewer Service.

## **X. NEW BUSINESS**

Parking lot drainage repair proposal tabled until Bob can review with vendor.

Irrigation repair proposal - On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the irrigation system.

7194 WPA garage proposal for additional repair no longer needed.

7246 WPA fence repair - On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the fence.

Next meeting Wednesday, June 14, 2023 at 6:30 pm via virtual meeting.

**XI. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:59 p.m.

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

Respectfully Submitted by Stacey Shepherd:

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Approved by an Officer