

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 11, 2023, FOLLOWING THE ANNUAL MEETING
VIA ZOOM MEETING**

- I. ESTABLISH A QUORUM** -Bob Oliver called the meeting to order at 7:08 pm. The following directors were present for quorum:

Bob Oliver, President
Greg Hunt, VP-ABSENT
TBD, Secretary/Treasurer

Mike Torres, Member
Shamus O'Brian, Member

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes – September 13, 2023-On a motion duly made and seconded, the minutes were approved as written.

Board members disclose any conflicts of interest regarding agenda items-No conflicts to disclose.

III. SPECIAL GUEST: NONE

IV. COMMITTEE REPORTS

Social Committee-Nothing to report.

ARC Committee-Nothing to report.

HOMEOWNER FORUM- There were 8 homeowners in attendance.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- none scheduled.

Board members review correspondence from the community-The Board reviewed correspondence to and from the community, which included an issue with a clogged downspout, a sewer line that needs to be cleaned out and possibly repaired due to a crack, and repairs needed to a furnace from interior repairs due to water intrusion.

VI. MANAGER'S REPORT-The Board reviewed the report submitted by management.

VII. FINANCIAL STATEMENT

August 2023-On a motion duly made and seconded, the August 2023 financials were approved, subject to final audit.

September 2023-The Board tabled the approval of the September 2023 financials until the November meeting.

VIII. UNFINISHED BUSINESS

Landscape renovations-The Board has tabled this matter.

Hail damage claim-Management reported that the estimate was received from the insurance company on the building damage. The Board is awaiting communication from the chosen roofing vendor about the next steps.

Parking lot drainage proposals-The Board reviewed proposals submitted to correct the drainage issues in the parking lot. The Board has tabled this matter.

7222 WPA-handrail installation proposal-The Board reviewed the proposal to install a handrail and to repair the sinking front steps. The Board would like to table this matter until the November meeting, so they have more time to review the issue.

7052 WPA-deck replacement proposal-The Board reviewed the proposal and would like to meet onsite with the vendor to discuss the scope of work.

7056 WPA-Garage door replacement proposals-On a motion duly made and seconded, the proposal submitted by American Garage Door in the amount of \$2,796.11 was unanimously approved. The project will be delayed until the garage is accessible.

2023-2024 snow removal contract-On a motion duly made and seconded, the proposal from ColoradoScapes for snow removal was unanimously approved.

NEW BUSINESS

Board member titles-This matter is pending awaiting further information.

Insurance renewal-The Board is awaiting a proposal from the insurance company for the November 1 renewal.

7488 WRP-fence repair proposal-On a motion duly made and seconded, the proposal submitted by Falch & Falch to repair the fence in the amount of \$585, was unanimously approved.

Schedule next Board meeting date-Wednesday, November 8, 2023, at 6:30pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:15 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer