

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, February 14, 2024, AT 6:30 P.M.
VIA VIRTUAL MEETING**

I. ESTABLISH A QUORUM

(Three of five directors needed)

The meeting was called to order at 6:35 p.m. The following board members were present for quorum:

Bob Oliver
Mike Torres
George Laumeyer

Jennifer Wyman with Metro Property Management was also present.

Eleven homeowners attended.

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

The agenda was approved.

There were no conflicts of interest disclosed.

A) Board Announcements

A reminder about the conduct and process of meetings was conducted.

B) Approval of Minutes

On a motion duly made and seconded, it was unanimously resolved to approve the minutes of January 10, 2024.

C) Conflicts of Interest

No conflicts of interest were disclosed.

III. Special Guests

There were no special guests.

IV. Committee Reports

A) Social Committee

Nothing to report.

B) Architectural Committee

Nothing to report.

V. Homeowner Forum (3 minute comment)

There were eleven homeowners in attendance. The topics discussed included conduct of meetings, dumpsters being left out and blocking the garage for some homeowners, ice being piled up outside of garages that block access for homeowners, the upcoming special assessment, asphalt repairs, concerns about community upkeep, and speaking responsibly during these meetings.

VI. HOMEOWNER CORRESPONDENCE

The fences near the entrance on Portland are hard to see in the dark.

Rodents were reported at one home, but no follow up was evident and the homeowner was not present at the meeting.

One item was retained for executive session.

One item echoed concerns with dumpster placement near garages as mentioned in the Homeowner's Forum.

There was an update on correspondence regarding the sewer lines on Portland.

A homeowner had questions regarding placement of a skylight.

VII. MANAGER'S REPORT

Management supplied a written report of items completed since last meeting.

VIII. FINANCIAL STATEMENT

On a motion duly made and seconded, the financial statements from December 2023 and January 2024 were approved, subject to final audit.

IX. UNFINISHED BUSINESS

Special Assessment

Special assessment is still waiting on final figures and recommendations from contractors and adjusters.

Trash Removal

There is a proposal from Waste Management for trash removal to reduce our monthly costs. They have notified us that the trash is overflowing and each instance is an extra \$200 charge plus an energy surcharge. The board tabled this discussion for this month.

Republic Waste has submitted a proposal which the board has examined. A motion to accept this proposal was made and seconded, and was approved by the board pending 30 day notice to Waste Management.

7250 Foundation

We have requested an examination and proposal of this work from a third party assessor, which is pending. The Board unanimously approved the initial assessment by Knott Laboratories in the amount of \$1,200.

Fence Posts at Driveways

The board discussed the issue and determined that this was not a priority at this time. The board chose to hold this over for the next meeting to discuss again.

X. NEW BUSINESS

Destroyed Tree

The tree at 7084 WPA was damaged and subsequently was partially removed. The board elected not to replace this tree and to simply complete removal.

XI. Next Meeting

Next board meeting will be March 13, 2024, at 1830 via Zoom.

XII. ADJOURNMENT

On a motion duly made and seconded, it was unanimously resolved to adjourn at 7:26 P.M.

XIII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by George Laumeyer:

Approved by an Officer