

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
Wednesday, March 13, 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
Greg Hunt
Shamus O'Brian
Mike Torres
George Laumeyer

Jennifer Wyman with Metro Property Management was also present.

Six 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 February 14, 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)

Concerns about a no construction area. Concerns about rodents. Concerns about Heritage Roofing and to see if they can install a skylight. A question about the interest or penalties for being late on the special assessment for roofing. HOA insurance and licensure of HOA property management agencies.

VI. HOMEOWNER CORRESPONDENCE

Trash dumpster enclosure issues.

Request for a patio to be poured again on 7428 WRA. This was moved to unfinished business as it is a lingering issue as this contributed to the foundation issues that have since been repaired.

VII. MANAGER'S REPORT

Waste Management will no longer be our vendor for trash service as of March 22. Republic will be taking over on that date.

7250 foundation is still awaiting clarification for who is responsible for those repairs. We are seeking more information. Held over for unfinished business.

Pine tree from the last storm still needs to be cleaned up at 7084 WPA.

VIII. FINANCIAL STATEMENT

On a motion duly made and seconded, the financial statement from February 2024 was approved, subject to final audit.

IX. UNFINISHED BUSINESS

Special Assessment

Special assessment is still waiting on final figures and recommendations from contractors and adjusters. No additional vents need to be installed. Assessors did not accurately account for patio roofs. After back and forth the vendor did agree to include them in the bid.

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. We are still awaiting feedback from the attorneys as to what is and is not the HOA's responsibility.

Trash Removal

Waste Management will no longer be our vendor for trash service as of March 22. Republic will be taking over on that date.

Patio at 7428 WRP

The board would like additional quotes on this item. The homeowner is free to work with the contractor to get a reduced rate simultaneous to the work the HOA is providing. The step does need to be eleven inches wide, so if it is rebuilt it needs to be changed anyway.

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.

The board also chose to test out reflectors at these positions to see if they get destroyed as has historically been the case.

7264 Post Support

The estimate for this work is \$850 from Eagle Rock, and it would be in addition to the \$6250 for the deck restoration. This includes the front post and they will mud jack the patio.

The board voted to approve this request and to have Eagle Rock provide the prescribed services.

X. NEW BUSINESS

7130 WPA Regrading Proposal

There's a question regarding why dirt needs to be hauled into the area, when there's an excess present already. The Board will meet to discuss it. They will also discuss the rodent problem here.

Fee Agreement – Jachimiak Peterson Kummer, LLC

The board approved the fee agreement as proposed by JPK, LLC.

XI. Next Meeting

Next board meeting will be April 10, 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