

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, AUGUST 14, 2024, AT 6:30 PM
VIA ZOOM MEETING**

- I. **ESTABLISH A QUORUM** -Bob Oliver called the meeting to order at 6:33 pm. The following directors were present for quorum:

Bob Oliver, President
Greg Hunt, VP
George Laumeyer, Secretary

Mike Torres, Treasurer
TBD, Member

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

Board Announcements-There were no announcements.

Approval of minutes – July 10, 2024-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 scheduled.

IV. **COMMITTEE REPORTS**

Social Committee-Nothing to report.

ARC Committee- 7264 WPA-installation of egress window-ratify-On a motion duly made and seconded the Board unanimously ratified the approval of the egress window.

7130 WPA-flower planters attached to fence-ratify-On a motion duly made and seconded, the Board unanimously ratified the approval of the planters.

7230 WPA-radon mitigation system installation-On a motion duly made and seconded, the Board unanimously approved the installation of the radon mitigation system.

HOMEOWNER FORUM-On a motion duly made and seconded, the Board unanimously agreed to open the homeowner forum. There were 17 homeowners in attendance. Homeowners discussed the potholes in the parking lots, the social committee and organizing a community potluck, siding and fence repairs, and large item dumping in the dumpsters.

V. **HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings- none scheduled.

Board members review correspondence from the community-The Board reviewed correspondence to and from the community. The Board unanimously agreed to solicit proposals for fence repairs, concrete repairs, siding repairs, and drainage repairs.

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

VII. **FINANCIAL STATEMENT**

July 2024-On a motion duly made and seconded, the July 2024 financials were approved, subject to final audit.

VIII. **UNFINISHED BUSINESS**

Roof project-update-Heritage Roofing reported that the roofing project is confirmed to begin on August 26, 2024. The Board would like Heritage Roofing to submit a proposal to replace all the deteriorated corbels.

NEW BUSINESS

Late Fees and Interest-The Board unanimously agreed to waive the late fees and interest on any loss assessment payments made in August. The grace period for this will end on August 31, 2024. The Board will consider the late fees and interest on past due accounts on a case by case basis.

7220 WPA water feature installation-The Board reviewed the request submitted by the homeowner to install a water feature in front of the home. This project was completed before the Board approved it. After further discussion with the homeowner, the Board unanimously agreed to approve the water feature with the following requirements: the homeowner must sign an agreement that the owner is responsible for any damage it may cause to the common areas or adjacent units. The owner must assume all liability for the water feature and release the Association from any liability associated with it.

Snow removal rates-The Board would like to solicit proposals for the upcoming snow season.

Grading propoals-7468 WRP-The Board reviewed two proposals; however, they consist of vastly different scopes of work. The Board would like the vendors to submit proposals for the same scope of work.

Schedule next Board meeting date-Wednesday, September 11, 2024, at 6:30pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:55 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer