

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, OCTOBER 9, 2024, FOLLOWING THE ANNUAL MEETING  
VIA ZOOM MEETING**

- I. ESTABLISH A QUORUM** -Bob Oliver called the meeting to order at 6:32 pm. The following directors were present for quorum:

Bob Oliver, President

Greg Hunt, VP

George Laumeyer, Secretary-absent

Mike Torres, Treasurer

TBD, Member

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

**Board Announcements**-There were no announcements.

**Approval of minutes – September 11, 2024**-On a motion duly made and seconded, the minutes were approved as written.

**Board members disclose any conflicts of interest regarding agenda items**-Mike Torres disclosed his conflict of interest with a vendor bidding on the snow removal contract and patio replacement, as his son is the owner of GMN AllPhaze. Mike will abstain from voting on these proposals.

- III. SPECIAL GUEST:** None scheduled.

**IV. COMMITTEE REPORTS**

**Social Committee**-Nothing to report.

**ARC Committee**- Nothing to report.

**HOMEOWNER FORUM**-On a motion duly made and seconded, the Board unanimously agreed to open the homeowner forum. There were 12 homeowners in attendance. Homeowners discussed an egress window installation, front stoop concerns, and pothole repairs.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings**- none scheduled.

**Board members review correspondence from the community**-The Board reviewed correspondence to and from the community.

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

**VII. FINANCIAL STATEMENT**

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

**VIII. UNFINISHED BUSINESS**

**Roof project-update**-The roofing project has been complete. There are only a few outstanding punch list items remaining.

**Grading propoals-7468 WRP**-This matter is tabled to re-evaluate the scope of work needed.

**Snow removal proposals**-Due to the absence of Board member, George Laumeyer and the conflict of interest for Mike Torres, the three Board members will vote via email and ratify their decision at the next Board meeting.

**7216 WPA-patio replacement proposals**- Due to the absence of Board member, George Laumeyer and the conflict of interest for Mike Torres, the three Board members will vote via email and ratify their decision at the next Board meeting.

**Fence repair proposals**-The Board unanimously approved the proposal from Falch & Falch in the amount of \$1,425 for fence repairs at 7230WPA, 7190WPA, 7486WRP.

**Asphalt repair proposals**-This matter is tabled.

**7472 WRP-sidewalk repair proposal**-This matter is tabled until the Board can assess the issue.

## **NEW BUSINESS**

**Board member titles/terms**-This matter is tabled until the secret ballot election has concluded.

**BAM Broadband agreement**-The Board would like more information on this matter. They would like a representative of the company to meet with them onsite to discuss the scope of installation and the contract.

**Parking on Roxbury**-The Board unanimously agreed on installing “No Parking” signs at the end of both Roxbury driveways to allow for delivery vehicles and trash trucks to have a means to turn around at the end of the driveway to exit. This is to prevent damage to the gutters and building exteriors.

**Corporate Transparency Act**-Management discussed the upcoming CTA that will go into effect on January 1, 2025.

**Schedule next Board meeting date**-Wednesday, November 13, 2024, at 6:30 pm via Zoom.

**ADJOURNMENT**-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:22 pm

## **EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

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Approved by an Officer