

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, NOVEMBER 13, 2024, AT 6:30 PM  
VIA ZOOM MEETING**

- I. **ESTABLISH A QUORUM** -Bob Oliver called the meeting to order at 6:31 pm. The following directors were present for quorum:

Bob Oliver, TBD

Greg Hunt, TBD

George Laumeyer, TBD

Mike Torres, TBD

Heidi Shippy, TBD

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

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

**Approval of minutes – October 9, 2024**-On a motion duly made and seconded, the minutes were approved as written.

**Board members disclose any conflicts of interest regarding agenda items**-There were no conflicts to disclose.

- III. **SPECIAL GUEST:** None scheduled.

IV. **COMMITTEE REPORTS**

**Social Committee**- Nothing to report.

**ARC Committee- 7266 WPA**-Attic vent installation-On a motion duly made and seconded, the Board unanimously approved this request.

**HOMEOWNER FORUM**-On a motion duly made and seconded, the Board unanimously agreed to open the homeowner forum. There were 6 homeowners in attendance. Homeowners discussed some community lights being out and thanked the current and new members of the Board for their dedication to the community. On a motion duly made and seconded, the Board unanimously agreed to close the homeowner forum.

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 reviewed correspondence from a homeowner on Roxbury requesting reimbursement for a sewer line replacement. Based on the language in the Declarations and the Limited Amendment to the Declarations, the Board unanimously agreed to deny this request for reimbursement.

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

VII. **FINANCIAL STATEMENT**

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

VIII. **UNFINISHED BUSINESS**

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

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

**Parking on Roxbury**-The Board would like to order 6 “No Parking Anytime” signs to be installed along both driveways on the Roxbury side of the community.

**BAM Broadband agreement-**The Board agreed on a date and time in December to meet with the representatives from BAM Broadband. Management will coordinate the onsite meeting.

**Snow removal contract- *ratify*-** The Board unanimously ratified the approval of the snow removal contract submitted by GMN AllPhaze.

**7216 WPA-patio replacement proposal-*ratify*-** The Board unanimously ratified the approval of the proposal submitted by GMN AllPhaze in the amount of \$4,930 to replace the concrete patio.

#### **NEW BUSINESS**

**Insurance renewal-*ratify*-**The Board unanimously ratified the approval of the insurance renewal with Assured Partners, which increased \$396. The Board will shop the policy to other carriers once the earned premium credit expires.

**Schedule next Board meeting date-**Wednesday, January 8, 2025, at 6:30 pm via Zoom.

**ADJOURNMENT-** On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:15 pm

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

Respectfully submitted by Jennifer Wyman

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Approved by an Officer