

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 8, 2025, following the Annual Meeting
VIA ZOOM MEETING**

- I. ESTABLISH A QUORUM** -Bob Oliver called the meeting to order at 7:07 pm. The following directors were present for quorum:

TBD, President	Vacant, Member at Large
TBD, Vice President	
TBD, Secretary	.
TBD, Treasurer	

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

Board Announcements-There were no announcements.

Approval of minutes – September 10, 2025 -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.

- III. SPECIAL GUEST**- None scheduled.

IV. COMMITTEE REPORTS

Social Committee- Nothing to report.

ARC Committee- Nothing to report.

HOMEOWNER FORUM- There were 4 homeowners in attendance. Homeowner forum was conducted at the Annual meeting prior.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None scheduled.

Board members review correspondence from the community-The Board reviewed correspondence to and from the community. A homeowner request for maintenance items as part of a home inspection have been reviewed and will be deferred until the projects can be completed community wide. A homeowner submitted a request for a cracked front porch and deck replacement, which are on the list for next year. A homeowner requested that a broken window well cover be replaced at the Association's expense. The Board unanimously denied this request as window well covers are a homeowner responsibility. The Board denied the request from a homeowner for reimbursement to install a pressure reduction valve on the water line that serves only that unit. The Board will investigate if each building does have a pressure reduction valve on the main water line for each building.

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

VII. FINANCIAL STATEMENT

September 2025- On a motion duly made and seconded, the Board unanimously approved to transfer \$30,000 from the reserves to the operating account to cover the recent repairs to decks, concrete patios, flashing, and grading.

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

VIII. UNFINISHED BUSINESS

Tree removal proposal- The Board unanimously approved the proposal from EDI to remove 2 trees near 7136 WPA in the amount of \$733.65.

NEW BUSINESS

Board member titles-The Board unanimously agreed to the following titles: Bob Oliver- President, Greg Hunt- Vice President, Heidi Shippy-Secretary, Mike Torres- Treasurer. There is a one-year term that sits vacant.

Reserve study draft- The Board will plan to meet to review and discuss the reserve study in order to finalize.

Garage door panel replacement proposal,7414 WRP- The Board would like to solicit at least one more proposal for this work.

Schedule next Board meeting date- Wednesday, November 12, 2025, at 6:30 pm via Zoom.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:47 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer