

**COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, JANUARY 14, 2026, AT 6:30 PM  
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, Vice President  
Heidi Shippy, Secretary

Mike Torres, Treasurer  
Vacant, Member at Large

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

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

**Approval of minutes – November 12, 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 5 homeowners in attendance. Homeowners discussed the following topics: yellow safety striping on the common area steps, snow removal, and the updated collection policy.

**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 requested for annual sewer maintenance/cleaning to be scheduled on the main line of the building. The Board unanimously approved this request.

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

**VII. FINANCIAL STATEMENT**

**November-December 2025**- On a motion duly made and seconded, the Board unanimously approved the financials, subject to final audit.

- VIII. UNFINISHED BUSINESS**- None

**NEW BUSINESS**

**Gutter cleaning proposal- ratify**- The Board unanimously ratified the approval of the proposal from Strand Concrete to clean the gutters and downspouts, in the amount of \$4,050.00.

**Pressure relief valve installation proposal**- The Board reviewed the proposal; however, they had additional questions for the vendor. This matter is tabled until the February meeting.

**Updated collection policy**- The Board unanimously agreed to adopt the updated collection policy, which complies with the current state statutes.

**2026 attorney fee schedule-** The Board unanimously approved the 2026 attorney fee schedule from Winzenberg, Leff, Purvis, and Payne.

**Schedule next Board meeting date-** Wednesday, February 11, 2026, at 6:30 pm via Zoom.

**ADJOURNMENT-** On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:32 pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

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Approved by an Officer