COLUMBINE TOWNHOUSES FIVE ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 14, 2026, FOLLOWING THE ANNUAL MEETING
VIA ZOOM MEETING

I. ESTABLISH A QUORUM -Bob Oliver called the meeting to order at 6:55 pm. The following directors were present for quorum:

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

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

Board Announcements-There were no announcements.

Approval of minutes – **September 9, 2026 -**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 was 1 homeowner in attendance.

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 2026- On a motion duly made and seconded, the Board unanimously approved the financials, subject to final audit.

VIII. UNFINISHED BUSINESS

Snow removal proposals- On a motion duly made and seconded, the Board unanimously approved the 2026-2027 snow removal proposal from CE Property Services.

Lilac pruning proposal- On a motion duly made and seconded, the Board unanimously approved the proposal from Cova Tree to trim back 4 overgrown lilac shrubs, in the amount of $1,375.00.

2027 landscape maintenance contract- The Board would like to review at least 2 more proposals for the 2027 landscape season.

Fence repair proposal, 7134 WPA- The Board would like Falch and Falch to rebid this project to replace the entire fence with 6 foot pickets.

NEW BUSINESS

Board member titles- The Board agreed to the following titles: Bob Oliver- President, Vice President- Greg Hunt, Secretary- Heidi Shippy, Treasurer- Mike Jones, Member at Large- Mike Torres.

Gutter cleaning proposal- On a motion duly made and seconded, the Board unanimously approved the proposal from Heritage Roofing in the amount of $5,800.00 to clean the community gutters and downspouts.

Tree removal proposal- The Board reviewed the proposal from Cova Tree; however, they would like to review at least one more proposal to remove the willow tree at 7194 WPA.

Budget- reserve transfer- Management informed the Board that effective January 4, 2027, the new loan requirement for Fannie Mae and Freddie Mac is that 15% of the annual income assessment must be allocated to the reserve account. Management recommends amending the budget to take $500 from the snow removal line item and allocate that to the reserve transfer. This amount would cover the remaining fiscal year. On a motion duly made and seconded, the Board approved this recommendation.

Concrete/grading proposal, 7454 WPA- ***ratify***- The Board unanimously ratified the approval of the proposal submitted by Strand Concrete in the amount of $4,000 for concrete and regrading work.

Schedule next Board meeting date- Wednesday, November 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 7:45 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

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Approved by an Officer