

Columbine Townhouses One Homeowners Association
Board of Directors Meeting Minutes
April 18 2023
Meeting held in person – Budget Workshop and Board Meeting
10:00 AM

Meeting was called to order at 10:05 a.m. by Robin Phillips. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Robin Phillips, Faye O'Brien and Rumi Engineer

Board members absent:

Resignation of Board Member: Faye O'Brien resigned effective April 18, 2023 due to moving

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 0 homeowner in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the March 21, 2023 meeting minutes as written was made by Robin Phillips, seconded by Faye O'Brien, and passed unanimously

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

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- **Review:** The board reviewed the violations and work order reports
- Discussion:** board reviewed the 2024 goals and they are Asphalt, fence and gate work, roof inspection.
- Discussion:** CPMG will schedule a walk with A1 Chip seal for pot holes.

Action outside of a meeting:

Financials/Legal:

- **Motion:** To accept the March 2023 financials as prepared by CPMG, subject to audit, was made by Rumi Engineer, seconded by Robin Phillips and passed unanimously.
- **Review:** Attorney Status Report was reviewed. There are currently no accounts at the Attorney. Also noted there are a few units delinquent.
- **Motion:** to approve the 2024 budget with a \$30.00 increase to offset Insurance, and maintenance that has been deferred was made by Rumi Engineer, seconded by Robin Phillips and passed unanimously.

Adjournment: 10:45 a.m.

Next Meeting:

Annual Meeting May 10, 2023 budget presentation in person