

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

October 8, 2018

7721 W Glasgow Pl Littleton CO

Meeting was called to order at 6:00 p.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 and excused, Edwin Pedersen, George Austad

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 1 homeowner in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the August 13, 2018 meeting minutes as written was made by Faye O'Brien, seconded by Rumi Engineer, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

Business & Discussion Items:

- **Motion:** To approve the CPMG 2019 Contract for a total cost of \$15,648.00 was made by Robin Phillips, seconded by Faye O'Brien and passed unanimously.
- **Motion:** to renew the 2019 Insurance for a total cost of \$31,636.00 was made by Rumi Engineer, seconded by Faye O'Brien and passed unanimously.
- **Discussion:** Annual meeting will be held on December 3rd at the home of Rumi Engineer. There is one seat up for reelection, Faye O'Brien. The Board adopted a Resolution to reduce the ambiguity regarding quorum requirements and establish a 25% quorum requirements to align with Colorado Non Profit Act. The resolution will be communicated to homeowners with the annual mailing.
- **Discussion:** The board discussed a dumpster day for the association. CPMG will check into the last one and costs.
- **Discussion:** The board reviewed Rules and Regulations and will continue to work on determining if they need to be updated.
- **Informational:** The Board discussed gutter cleaning and the contractor will check the gutters and do minor repairs as needed.

Financials/Legal:

- **Motion:** To accept the August 2018 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.

Adjournment: 7:40 p.m.

Next Meeting: December 3, 2018 at Rumi Engineer's house - 7705 W. GLASGOW PLACE



Minutes approved at February 11, 2019 Board Meeting

