

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

October 12, 2015

Panera Bread 7301 South Fe Drive Littleton CO

Meeting was called to order at 6:30p.m. by Cher Oliver. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Cher Oliver, Faye O'Brien, and Robin Phillips

Board members absent and excused: Sandy Uffman

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 1 homeowner in attendance

Items of concern: project plans

Approval of August 10, 2015 Meeting Minutes:

- **Motion:** To approve the August 10, 2015 meeting minutes as written was made by Cher Oliver, seconded by Faye O'Brien, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

Business & Discussion Items:

Discussion: Zac Burgesser has resigned due to selling his unit. Everett Oliver has expressed a desire to serve on the Board.

- **Motion:** to appoint Everett Oliver to serve remainder of term expiring in 2016 was made by Robin Phillips, seconded by Faye O'Brien and passed unanimously.
- **Motion:** To ratify the Board's decision to renew the Insurance with Peliton for a total cost of \$28,198.00 was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.
- **Motion:** to approve Proway bid for Snow Contract for 2016 was made by Faye O'Brien, seconded by Cher Oliver and passed unanimously.
- **Motion:** to approve the Proway Bid to clean the gutters for \$1350.00 was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.

Discussion: The Board discussed the termination of Waste Connections and Management Resource Center effective 11/30/15. Alpine will take over December 1, 2015.

Discussion: The Board discussed the plans for projects. The three options are 1. a loan for 100,000 at about 4.5% for ten years, and the dues would need to increase 9% to cover the payments 2. Do a special assessment for the 67,764.00 to cover the projects – assessment would be about \$1550.00 per unit and 3. Do the work in phases and use the reserves.

- **Motion:** to approve the asphalt and concrete bid from Cornerstone for a total of \$60,169.00 to be done in phases and do fences as money is available also in phases was made by Robin Phillips, seconded by Faye O'Brien and passed unanimously.

Discussion: the Annual Meeting will be December 14, 2015. The Board will hold a short Business meeting prior to the Annual Meeting.

Financials/Legal:

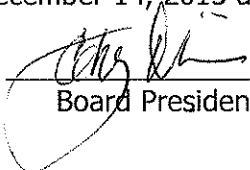
Motion: To accept the August, 2015 and September 2015 financials as prepared by CPMG, subject to audit, was made by Faye O'Brien, seconded by Cher Oliver, and passed unanimously.

Review: Attorney Status Report was reviewed.

Adjournment: 7:05 p.m.

Next Meeting: December 14, 2015 at 6:30 p.m.

Minutes approved: _____


Board President

12/14/15
Date