

**Columbine Townhouses One Association**  
Board of Directors Meeting Minutes  
Meeting held at St. Philip Church  
April 13, 2015

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

**Board members present:** Cherwayna Oliver, Faye O'Brien, Robin Phillips

**Board members absent:** Sandy Uffman

**CPMG Staff:** Virginia Johnson, Association Manager

**Homeowner Forum:** 1 homeowners attended

**February 2014 Meeting Minutes**

**Motion:** to approve the February 9, 2015 meeting minutes was made by Faye O'Brien, seconded by Cher Oliver, and passed unanimously.

**Financials/Legal:**

**Motion:** to accept the February and March 2015 financials as prepared by CPMG, subject to audit, was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.

**Review:** There was no Attorney Status Report to reviewed, as no accounts are currently at the attorney.

**Association Managers' Report:** Virginia Johnson  
Virginia Johnson gave an update on daily operations.

**Business & Discussion Items:**

**Motion:** To approve the 2015-2016 Budget with a \$15.00 per unit increase was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.

**Motion:** to accept Cowboy Mowing proposal and contract for 2015 season at a base cost of \$7230.00 (April – December \$682.83 per month) and (January – March \$361.50 per month) was made by Faye O'Brien, seconded by Robin Phillips, and passed unanimously.

**Motion:** to continue the CPMG contract on a month to month basis pending new contracts effective January 1, 2015 at a cost of \$1138.50 per month was made by Robin Phillips, seconded by Cher Oliver and passed unanimously.

**Motion:** to accept the Alpine proposal for trash removal at a cost of \$543.00 to begin at the end of current contract in November 2015 was made by Robin Phillips, seconded by Faye O'Brien, and passed unanimously.

**Discussion:** The Board discussed the light surges and bulb replacement for outdoor lights and considered a monitoring of lights. Zach Burgesser will take that responsibility and replace bulbs to save the association the cost. He will monitor and discuss at future Board meetings.

**Discussion:** the Board discussed FHA and whether or not to become eligible. The decision was made not to seek approval at this time. The Association has not be FHA Approved since 12/31/10

**Discussion:** the Board is interested in having the Board Meetings at a restaurant in the area. Panera Bread was suggested and other options also. Virginia was asked to set something up for the next meeting in June 2015.

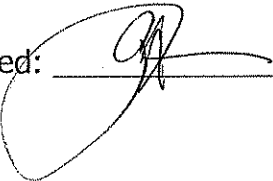
**Resignation:** Wayne Doud resigned from the Board effective 2/24/15 due to selling his unit. The Board asked if anyone was interested in serving on the Board, and Zac Burgesser expressed interest.

**MOTION:** to appoint Zac Burgesser to fill Wayne Dowd's term which ends at the annual Meeting in 2018, was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.

**Homeowner Forum:** 1 homeowners attended  
Topics of discussion were lights and Board Positions

**Adjournment:** the meeting adjourned at 7:45 P.M.

**Next Meeting:** June 8, 2015 6:30 p.m.

Minutes approved:  \_\_\_\_\_ Date 6/15/15