

## Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

May 16, 2017 (orig scheduled May 8 – No quorum)

Panera Bread 7301 South Fe Drive Littleton CO

Meeting was called to order at 6:01 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, Rumi Engineer, George Austad

**Board members absent and excused,** Edwin Pedersen

**Contractors present:** None

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

**Homeowner Forum:** 3 homeowner in attendance

Items of concern: increase in dues; fences; projects for 2017

### Resolution of Unanimous Consent:

- **Motion:** to adopt the Resolution of Unanimous consent prepared by Moeller Graf was made by Rumi Engineer, seconded by George Austad and passed unanimously. Copy will remain on file at CPMG.

### Approval of Meeting Minutes:

- **Motion:** To approve the February 13, 2017 meeting minutes as written was made by Rumi Engineer, seconded by George Austad, and passed unanimously.

**Association Manager's Report:** Virginia Johnson

Virginia provided update on daily operations.

### Business & Discussion Items:

- **Motion:** To approve fence repair bid presented by Proway for a total cost of \$21,720.00, was made by George Austad, seconded by Rumi Engineer and passed unanimously.
- **Motion:** To approve the power washing and re-staining of the fences inside and out for a total cost of \$15,253.00 was made by Rumi Engineer, seconded by George Austad and passed unanimously.
- **Discussion:** The Board discussed the projects for 2017-2018-2019. Fences will be done this year and the board would like to look at gutters and downspouts, mansards, drainage, and paint in the next few years as money permits. The board is interested in completing projects with reserve funds and not looking at a special assessment.
- **Discussion:** the Board discussed the recycle plan for Alpine and are interested in one dumpster located in the middle of the property near the mailboxes.
- **Discussion:** the Board discussed the joint meeting with the board of Columbine 2 and are focusing on projects that can be done at the same time as Columbine 2 and the contractors will offer discounts when both associations combine efforts. Fences were determined to be the best place to start.
- **Discussion:** The board from Columbine 1 and Columbine 2 will have a block party on August 5, 2017 with the contractors sponsoring the event. Information will go out to inform the homeowners.

### Financials/Legal:

- **Motion:** To accept the February 2017, March 2017, and April 2017, financials as prepared by CPMG, subject to audit, was made by Faye O'Brien, seconded by Rumi Engineer, and passed unanimously.

**Review:** Attorney Status Report was reviewed.

**Architectural:** None

**Adjournment:** 7:07 p.m.

**Next Meeting:** August 14, 2017 at 6:00 p.m. Block Party August 5, 2017



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*Minutes approved at August 14, 2017 Board Meeting*

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