

**Columbine Townhouses One**  
**Draft: Approval at 2018 Annual Meeting**  
**No Annual Meeting in 2014 (no quorum)**  
**No Annual Meeting on 2015 (no quorum)**  
**No Annual Meeting in 2016 (no quorum)**  
**No Annual Meeting in 2017 (no quorum)**  
**Approved 12.3.18**

ANNUAL HOMEOWNERS MEETING MINUTES  
St. Philip Lutheran Church  
December 17, 2013

BOARD MEMBERS PRESENT: Tim Sprankle, Sandy Uffman, Wayne Doud, Janet Doud, Faye O'Brien

BOARD MEMBER ABSENT: None

HOMEOWNERS: Maria Gallegos, Judith Johnson, Linda Vuksic, Angela Miles,

CONTRACTORS: None scheduled

CPMG: Association Manager Jennifer Jacobson, President, Lynda Reifman

Minutes taken and transcribed by Jennifer Jacobson

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Meeting called to order at 6:37 p.m. by Tim Sprankle

Quorum of Homeowners established through live appearance and proxies.

2012 Annual Meeting Minutes:

The 2012 Annual Owners Meeting minutes were not provided by the former management company.

State of the Association:

CPMG was engaged as the Association's management company effective June 1, 2013.

Replacement of all gutters and downspouts on all residential buildings and carports was completed by mid November 2013.

Lynda Reifman reviewed the financial statement through November 30, 2013 and noted successful capital expenses during the current fiscal year. The association has funded its reserves with \$10, 602.00 since June 2013 which began the current fiscal year. As of November 30, 2013 the reserve funds balance is \$50,000.00.

Board Member Election:

The term of Wayne Doud concludes at this Annual meeting leaving one Board position vacant. Wayne Doud will stand for re election. No other nominations were brought to the Board at this time and Wayne Doud was elected by acclamation for a three year term.

Homeowners' Forum:

Discussion was had regarding common area light fixtures needing bulbs replaced and about having the sand barrels at the rear of the community drive lane and smaller ice-melt buckets placed under carports refilled. Jennifer Jacobson will have these issues corrected by association's vendor.

\*Owners were instructed to notify Jennifer Jacobson at CPMG of all service requests.

\*Several downspouts have been rerouted to improve drainage away from building foundations and underneath carports. An opening left in a patio fence by removing one downspout will be corrected by the contractor.

\*Tree pruning recommendations and bids will be given to the Board for consideration as spring approaches.

\*Inspections of common area asphalt and sidewalks will occur after snow season ends to prioritize future capital improvement projects.

\*The Association's resource website has been established by CPMG and is updated as needed. To access the website address, go to [www.withcpmg.com](http://www.withcpmg.com) and follow the link within the right side column labeled Columbine Townhouses One.

Adjournment: 7:37 p.m.