

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

October 14 2023

Meeting held after Annual Meeting

10:15 AM

Meeting was called to order at 10:15 a.m. by Robin Phillips. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Robin Phillips, Lin Stevens and Rumi Engineer

Board members absent:

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 0 homeowner in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the August 22, 2023 meeting minutes as written was made by Rumi Engineer, seconded by Lin Stevens, and passed unanimously

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

- **Motion:** to approve the 2024 CPMG contract with no increase was made by Robin Phillips, seconded by Rumi Engineer and passed unanimously.
- **Review:** The board reviewed the violations and work order reports
- **Discussion:** Board approved the 2024 Meeting Schedule.

Action outside of a meeting:

- **Insurance renewal**

Financials/Legal:

- **Motion:** To accept the September 2023 financials as prepared by CPMG, subject to audit, was made by Robin Phillips, seconded by Lin Stevens and passed unanimously.
- **Review:** Attorney Status Report was reviewed. There are currently no accounts at the Attorney. Also noted there are a few units delinquent.

Adjournment: 10:55 a.m.

Next Meeting:

Annual Meeting- Annual Meeting February 20, 2024 at 10:00 am