

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

February 13, 2017

Panera Bread 7301 South Fe Drive Littleton CO

Meeting was called to order at 6:11 p.m. by Faye O'Brien. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Faye O'Brien, Rumi Engineer, George Austad

Board members absent and excused: Robin Phillips, Edwin Pedersen

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 1 homeowner in attendance

Items of concern: Lights

Board Member Election:

Ratify: Motion to ratify the Board's decision to appoint Rumi Engineer, George Austad, and Edwin Pedersen to serve on the board for a two year term expiring 2018 was made by Faye O'Brien, seconded by Rumi Engineer and passed unanimously.

Election: Motion for Robin Phillips to serve as President; Faye O'Brien to serve as Vice President, Rumi Engineer to serve as Treasurer; George Austad to serve as Secretary and Edwin Pedersen to serve as Member at Large was made by Faye O'Brien, seconded by Rumi Engineer and passed unanimously.

Approval of Meeting Minutes:

- **Motion:** To approve the August 8, 2016 meeting minutes as written was made by Faye O'Brien, seconded by George Austad, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

Business & Discussion Items:

- **Motion:** To ratify the Board's decision to renew the Insurance effective October 10, 2016 for a total cost of \$28,197.50 was made by Faye O'Brien, seconded by George Austad and passed unanimously.
- **Motion:** To approve the 2017-2018 Budget with a \$10.00 Increase was made by Rumi Engineer, seconded by Faye O'Brien and passed unanimously.
- **Motion:** to approve the Cowboy Mowing Contract for the 2017 landscape season for a total of \$7,068.88 was made by Faye O'Brien, seconded by George Austad and passed unanimously.
- **Discussion:** The Board discussed the FHA Certification. The file has been submitted and an update should be received in about 30 days.
- **Discussion:** the Board discussed the projects they would like to accomplish in 2017. CPMG will get bids for fences, and trees for front yards, and discuss a recycle plan with Alpine.
- **Discussion:** the Board discussed hosting a social event with the Board from Columbine Two to discuss how they can continue to work together and leverage project monies and perhaps host a block party with the homeowners from both associations.

Financials/Legal:

- **Motion:** To accept the August 2016, September 2016, October 2016, November 2016, December 2016 and January 2017 financials as prepared by CPMG, subject to audit, was made by Rumi Engineer, seconded by George Austad, and passed unanimously.

Review: Attorney Status Report was reviewed.

Architectural: None

Adjournment: 7:15 p.m.

Next Meeting: May 8, 2017 at 5:30 p.m.



Minutes approved at May 16, 2017 Board Meeting

