

Columbine Townhouses One Association

Board of Directors Meeting Minutes
St. Phillips Lutheran Church
7531 S. Kendall Blvd
Littleton, CO 80128
May 27, 2014

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

BOARD MEMBER ABSENT: None

HOMEOWNERS: 1

CONTRACTORS: None scheduled

CPMG: Association Manager Paul Jones, CMCA

Minutes were taken and transcribed by Paul Jones

Meeting called to order at 6:30 p.m. by Tim Sprankle
Quorum of Board of Directors established.

Board of Directors Meeting Minutes: The Board approved the May 1, 2014 Board meeting minutes approved with changes.

Financial Statement: The Board reviewed and accepted the April 30, 2014 unaudited financial statement prepared by CPMG. The board voted to approve the transfer of \$25,000 from the operating account to the new reserve account.

2013-2014 CPA Audit: The board reviewed the proposals from Frank Sassolino for \$2,100, Weidner & Associates for the amount of \$1,600. The board unanimously voted to proceed to engage the services of Weidner & Associates to prepare the 2013-2014 Annual Audit and tax preparation.

ACC Requests: There were no requests from homeowners.

Homeowner Requests: The owner at 7875 reported at the 12/17/2013 Annual Meeting that there are two downspouts and requested the old one be removed.

Dumpster Day: The board unanimously agreed to have a community wide dumpster day on June 20 - June 23, 2014.

Asphalt Repairs: The board reviewed the proposal from asphalt doctors with options to repair and completely replace the asphalt. The board requested additional proposals.

Roof: The board requested the manager request a review of the roofs and any needed repairs.

Fence Repairs: A proposal has been requested by the manager for gate, fence and dumpster enclosure repairs.

Soffits/Fascia: The board requested the manager to seek a revised proposal from WDR to only include critical items. Additionally the board has requested an additional proposal from another vendor.

Landscape: The board requested ProWay give a new proposal to replace all new RailRoad ties on the end units only.

Satellite Dishes: The board requests to review the letter regarding satellite dishes and loose/exposed wiring prior to mailing to owners.

Association Manager's Report: The Manager's report was reviewed and discussed by the Board of Directors.

Next Meeting Date: Tuesday, July, 22 2014 at 6:30pm

Adjournment: The meeting adjourned at 8:55 p.m.

APPROVED