

Columbine Townhouses One Association

Board of Directors Meeting Minutes

St. Phillips Lutheran Church

7531 S. Kendall Blvd

Littleton, CO 80128

July 22, 2014

BOARD MEMBERS PRESENT: Wayne Doud and Janet Doud

BOARD MEMBER ABSENT: Sandy Uffman and Fay O'Brien

HOMEOWNERS: 3

CONTRACTORS: None scheduled

CPMG: Association Manager Paul Jones, CMCA and Lynda Reifman, CPMG President

Minutes were taken and transcribed by Paul Jones

Meeting called to order at 6:36 p.m. by Wayne Doud

Quorum of Board of Directors established.

Board of Directors Meeting Minutes: The Board approved the May 27, 2014 Board meeting minutes approved.

Financial Statement: The Board reviewed and accepted the June 30, 2014 unaudited financial statement prepared by CPMG.

ACC Requests: There were no requests from homeowners.

Homeowner Requests: 7961 requested downspout to be replaced to match existing color.

Landscape: The board unanimously approved ProWay give a new proposal to replace all new Rail Road ties on the end units only. The board has discussed and approved moving forward with the following in the Proposal for Edging. Units 7735, 7751, 7785, 7801, 7851, 7885, 7901, 7925, 7961. All approved are only the sides of the units/buildings. The total approved cost was \$1,369. The board requested that the brick be replaced at Units 7875 & 7915

Capital Improvements: The board discussed and reviewed proposals for capital improvements.

1. Asphalt Repair - \$19,997 (Asphalt Doctors)
2. Soffit Repair - \$42,881 (WDR Proposal)
3. Roof Replacement - \$27,770 (SPCS Proposal)
4. Fence Repairs - \$10,000 (Proposal not available)

Loan: The board requested the manager request loan options for capital improvements to include:

1. Soffit/Fascia Repair
2. Roof Replacement
3. Asphalt Repair/Replacement
4. Fencing

Special Assessment: The board discussed a special assessment to for the purposes of loan repayment for capital improvements. The manager recommended the use of approximately \$15,000 of reserve funds for the entire project. The capital improvement projects are

estimated at \$100,000. The board tabled the discussion until further information on the loan option

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

Next Meeting Date: Tuesday, September, 23 2014 at 6:30pm

Adjournment: The meeting adjourned at 7:43 p.m.