

Columbine Townhouses Two Homeowners Association

Board of Directors Meeting Minutes

October 19, 2023

Meeting Held via zoom

6:00 PM

Meeting was called to order at 6:05 p.m. by Eric Engen. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Andrea Schulz, Eric Engen

Board members absent and excused: Joe Brown

Election of Officers:

- **Motion:** to elect Eric Engen as President, Andrea Schulz, as Vice President, and Joe Brown will remain at Large. Steve Olson has moved to a different location per email from his sister and resigned from the board. Mary Schneider also sold her unit and has resigned from the board.

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

1 Homeowner Forum: 1 homeowners in attendance –

- **Topics:** Elina Lopez – was elected to the board by homeowners at annual meeting via acclimation but unfortunately she is not currently on the deed. When she is added to the deed the Board will revisit her joining the board.

Approval of Meeting Minutes:

- **Motion:** To approve the August 22, 2023 meeting minutes as written was made by Andrea Schulz, seconded by Eric Engen, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

Business & Discussion Items:

Business Decisions made:

- **Motion:** to approve the 2024 CPMG Contract with no increase was made by Andrea Schulz, seconded by Eric Engen and passed unanimously.
- **Discussion:** the 2024 schedule was discussed and approved
- **Discussion:** Jeremy Phillips will take the lead on the asphalt project
- **Motion:** to approve the paint bid for repairs to wood and paint at 10,000 per building was made by Andrea Schulz, seconded by Eric Engen and passed unanimously -

Action Outside of Meeting:

None

Financials/Legal:

- **Motion:** To accept the September 2023 financials prepared by CPMG, subject to audit, was made by Eric Engen, seconded by Andrea Schulz and passed unanimously.

Review: The Attorney Status Report was reviewed. No accounts currently at Attorney.

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 6:26 p.m.

Next Meeting: February 20, 2024 – via zoom 6:00 PM