Columbine Townhouses One Homeowners Association
Board of Directors Meeting Minutes
August 16 2022
Meeting held via zoom
10:00 AM

Meeting was called to order at 10:00 a.m. by Robin Phillips. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.
Board members present: Robin Phillips, Faye O'Brien 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 June 21, 2022 meeting minutes as written was made by Robin Phillips, seconded by Rumi Engineer, and passed unanimously

Association Manager's Report: Virginia Johnson
Virginia provided update on daily operations.
- ➢ **Motion**: To approve the Moeller Graf turnkey solution for New Laws for a total cost of $1500.00 was made by Robin Phillips, seconded by Rumi Engineer and passed unanimously.
- ➢ **Motion**: To accept the Comcast Agreement as presented was made by Rumi Engineer, seconded by Robin Phillips and passed unanimously.
- ➢ **Review:** The board reviewed the violations and work order reports
  Discussion: Several maintenance issues were discussed – Manager will do a property walk on August 25th with board and get a comprehensive list together.
  Discussion: Topics for the annual meeting – breaking down boxes at Recycle and – Pot Holes and gutter/downspout cleaning – Rumi Engineer's term is up and he is interested in continuing to serve on the board. There are also two vacant seats.

Action outside of a meeting:

Financials/Legal:
- ➢ **Motion:** To accept the June 2022, and July 2022, financials as prepared by CPMG, subject to audit, was made by Rumi Engineer, seconded by Faye O'Brien 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: 10:33 a.m.
Next Meeting:
Annual Meeting September 10, 2022 Saturday in front of Faye's house