

Columbine Townhouses One
Board of Directors Meeting Minutes
6676 S. Oak Circle, Littleton, CO 80128
May 1, 2014

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

BOARD MEMBER ABSENT: None

HOMEOWNERS: None

CONTRACTORS: None scheduled

CPMG: Association Manager Paul Jones, CMCA

Minutes were taken and transcribed by Paul Jones

Meeting called to order at 6:28 p.m. by Tim Sprankle

Quorum of Board of Directors established.

Board of Directors Meeting Minutes: The Board approved the March 25, 2014 Board meeting minutes approved with changes.

Financial Statement: The Board reviewed and accepted the March 31, 2014 unaudited financial statement prepared by CPMG.

On a motion duly made, seconded and unanimously carried, it was resolved to proceed with sending account #7715 to the Attorney to proceed with collection activity.

CPA Representation Letter:

2014-2015 Annual Budget: The board discussed the need to increase the monthly maintenance due to the need of funding reserves and increased operating expenses. On a motion duly made, seconded and unanimously carried it was resolved to approve the 2014-2015 budget to be effective June 1, 2014. The board voted unanimously to increase the budgeted assessment income amount to \$129,360 which is a increase of \$10 per home/per month. The new amount of \$245 per month will be effective June 1, 2014.

ACC Requests: There were no requests from homeowners.

Dumpster Day: The board unanimously agreed to have a community wide dumpster day on June 20 – June 23, 2014. The board requested the manager obtain an additional proposal from Sams Hauling to compare with Waste Connections.

Asphalt Repairs: The board discussed the need for asphalt repairs. The proposals will be available at the next meeting.

Rule Enforcement Policy: The board discussed revising the enforcement policy. A draft will be available at the next meeting.

Soffit/Fascia Repairs & Replacement: The board reviewed proposals from Western Maintenance and Walton Design. The board tabled the discussion until additional information on the scope is clarified.

Ratify 2014 Landscape Contract: The board voted unanimously accept the grounds maintenance contract with Landtech Maintenance.

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

Request for Exception: Sandy Uffman requested an exception to allow for the storage of an extension ladder on carport at 7851 and 7855. The board unanimously voted to approve the request provided the owner accepts all liability.

1099 C: The board discussed 1099C issuance. 1099C is issued to an owner of an account that is written off as bad debt.

Next Meeting Date: Tuesday, May 27, 2014 at 6:30pm

Adjournment: The meeting adjourned at 8:46 p.m.