

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

February 12, 2018

7705 W Glasgow Pl Littleton CO

Meeting was called to order at 6:10 p.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 and excused, Edwin Pedersen, George Austad

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 0 homeowner in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the December 4, 2017 meeting minutes as written was made by Robin Phillips, seconded by Faye O'Brien, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations.

Business & Discussion Items:

- **Motion:** To approve the Cowboy Mowing Contract for 2018 for a total cost of \$6516.78 in 9 month payment plan of \$724.09 from April – December was made by Faye O'Brien, seconded by Rumi Engineer and passed unanimously.
- **Discussion:** The Board discussed the calendar for 2018 and will have a budget workshop at the Board Meeting on 4.19.18 at 7705 W Glasgow Pl.
- **Informational:** The Board was informed about the change in Designated Manager for CPMG, Lynda Reifman will be the designated manager starting January 1, 2018.
- **Discussion:** the Board discussed the quorum requirements for annual meetings. The last time quorum was achieved was 2013. Currently the documents are not specific about quorum but do site majority of homeowners at more than 50%. On advice of Council, the association will take a conservative position and hold that quorum will default to 25% of homeowners per the Nonprofit Act. The association was formed in 1971 and the community is pre-CCIOA and section 309 of CCIOA is inapplicable. The board will consider amending the Bylaws to add a quorum requirement, when financially feasible to do so.
- **Motion:** to use the Nonprofit Act and set quorum for annual meetings at 25% starting in 2018 was made by Faye O'Brien, seconded by Robin Phillips and passed unanimously.

Financials/Legal:

- **Motion:** To accept the December 2017, and January 2018 financials as prepared by CPMG, subject to audit, was made by Robin Phillips, seconded by Faye O'Brien, and passed unanimously.

Review: Attorney Status Report was reviewed.

Architectural: None

Adjournment: 7:15 p.m.

Next Meeting: June 4, 2018 at Rumi Engineer's house - 7705 W. GLASGOW PLACE



Minutes approved at June 4, 2018 Board Meeting

