

Columbine Townhouses One Homeowners Association
Board of Directors Meeting Minutes
June 20 2023
Meeting held in person – Budget Workshop and Board Meeting
10:30 AM

Meeting was called to order at 10:30 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:

Appointment of Board Member:

- **Motion:** to appoint Lin Stevens to serve on the board for the term of Faye O'Brien ending in 2024 was made by Robin Phillips, seconded by Rumi Engineer and passed unanimously.

Election of officers:

- **Motion:** to have Robin Phillips remain President, Lin Stevens serve as Treasurer and Rumi Engineer remain as Member at Large was made by Rumi Engineer, seconded by Lin Stevens and passed unanimously.

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 0 homeowner in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the April 18, 2023 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.

- **Discussion:** Board reviewed the asphalt bids and want CPMG to get two more bids for the August Meeting
- **Review:** The board reviewed the violations and work order reports
- Discussion:** board will review roof repair bids when they arrive and approve between meetings.
- Discussion:** Jeremy continues to handle work orders and take care of gutters downspouts etc around the complex.

Action outside of a meeting:

Financials/Legal:

- **Motion:** To accept the May 2023 financials as prepared by CPMG, subject to audit, was made by Rumi Engineer, seconded by Robin Phillips 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: 11:15 a.m.

Next Meeting:

Annual Meeting August 22, 2023 at 10:00 am