

# Columbine Townhouses One Association

Board of Directors Meeting Minutes

St. Phillips Lutheran Church

7531 S. Kendall Blvd

Littleton, CO 80128

October 16, 2014

BOARD MEMBERS PRESENT: Wayne Doud, Janet Doud, Sandy Uffman and Fay O'Brien

BOARD MEMBER ABSENT:

HOMEOWNERS: 4

CONTRACTORS: SPCS

CPMG: Association Manager Virginia Johnson, CMCA

Minutes were taken and transcribed by Virginia Johnson

\*\*\*\*\*

Meeting called to order at 6:32 p.m. by Wayne Doud

Quorum of Board of Directors established.

**Board of Directors Meeting Minutes:** The Board approved the May 27, 2014 Board meeting minutes approved.

**Resignation:** Discussion regarding the resignation of Tim Sprankle. The Board was split 2 – 2 on whether or not to reappoint, so it was suggested that if Tim wanted to serve the community again he should stand for election at the Annual Meeting in December. Since Association Documents are silent on resignations of Board Members, the state statutes would apply and the resignation became effective when it was tendered in June, 2014. The Board accepting is not necessary.

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

**Discussion:** regarding ProWay replacing all new Rail Road ties on the end units – Board would like to see the proposal for this work. On hold for now

**Discussion:** regarding the ProWay proposal for the edging units – On hold for now

**Discussion:** regarding the urgency of the Capital Improvements – 1. Roof Replacement 2. Soffit Repair, 3. Asphalt Repair and 4 Fence Repairs. We will need a bid for fence repairs and around dumpsters for planning purposes. Also secure other bids for roofs, soffits and asphalt.

**Discussion:** Preliminary discussion on another loan, or possible Special Assessment to cover costs of Capital Improvements. CPMG will gather information to allow exploring of options.

**Discussion:** The Board set the meeting dates for the remainder of 2014 and 2015 – the dates are as follows: November 6, 2014 Annual Meeting is December 2, 2014 February 9, April 13, June 8, August 10, October 12, and Annual for 2015 is December 14.

**Discussion:** to work with CPMG Finance and see how much money can be moved to reserves and still keep Operations running smooth.

**Discussion:** Regarding collection policy

**Discussion:** Lights at 7885 and 7925

**Ratify:** Board ratified the decision to move Insurance to Peliton for several reasons. Cost were the same or a little lower and Peliton had access to Lloyd's of London Insurance who is offering a zero wind and hail deductible.

**Motion:** The Board voted to accept Landtech Snow removal Contract for 2014-2015

**Motion:** The Board voted to accept the proposal from The Roof and Gutter Guys and asked CPMG to verify they will clean the tops of carports before the gutters to remove leaves.

**Financial Statement:** The Board reviewed and accepted the June, July, August and September 2014 financials subject to audit, prepared by CPMG.

**ACC Requests:** AC request for 7875 was reviewed when homeowner presented and approved.

**Homeowner Forum and Requests:** 7961 requested downspout to be painted to match existing color. And 7881 reported his fence was about to fall down. Homeowners discussed – dogs off leashes, priorities of Capital Improvements, parking issues and lights.

**Next Meeting Date:** Thursday, November 6, 2014 at 6:30pm

**Adjournment:** The meeting adjourned at 8:30 p.m.

**Executive Session:** The Board convened an Executive session to discuss delinquent accounts and next steps. The session began at 8:35 PM and concluded at 8:55 PM.