

Columbine Townhouses One Homeowners Association

Board of Directors Meeting Minutes

August 14, 2017

Panera Bread 7301 South Fe Drive Littleton CO

Meeting was called to order at 6:00 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 and George Austad

Contractors present: None

CPMG Staff: Virginia Johnson, Association Manager

Homeowner Forum: 2 homeowner in attendance

Items of concern: fences, recycling, landscaping, and block party

Approval of Meeting Minutes:

- **Motion:** To approve the May 16, 2017 meeting minutes as written was made by Rumi Engineer, 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 Weidner and Associates bid to do the 2018 taxes for a total cost of \$315.00, was made by Faye O'Brien, seconded by Rumi Engineer and passed unanimously.
- **Discussion:** regarding the project of power washing the fences and staining them is underway. The stain that was chosen at the block party by homeowner votes was #1 on the board.
- **Discussion:** The Board discussed the annual meeting held each year in December. Being considered is doing the annual meeting at the home of Rumi Engineer to increase attendance. Quorum has not been achieved since 2013. A date was discussed and possibly December 4th and possibly the weekend for the meeting.
- **Discussion:** the Board discussed the recycle plan for Alpine and are interested in one dumpster located in the middle of the property near the mailboxes but also want to explore two 96 gallon toters at each dumpster location. CPMG will work with Alpine and roll out recycle program with bags, flyers and timelines.
- **Discussion:** The board from Columbine 1 and Columbine 2 had a block party on August 5, 2017 with the contractors, Proway and CPMG sponsoring the event. The event was a success and both boards and all homeowners are interested in doing it again perhaps next year. Homeowners brought side dishes, played games and got to know their neighbors from both associations.

Financials/Legal:

- **Motion:** To accept the May 2017, June 2017, and July 2017, financials as prepared by CPMG, subject to audit, was made by Robin Phillips, seconded by Rumi Engineer, and passed unanimously.

Review: Attorney Status Report was reviewed.

Architectural:

- **Motion:** to ratify the Board's decision to approve the AC request for 7705 to remove air conditioner was made by Faye O'Brien, seconded by Robin Phillips and passed 2 – 0 and Rumi Engineer abstained because it was his unit.

Adjournment: 6:57 p.m.

Next Meeting: December 11, 2017 annual meeting may be moved to December 4 6:00 p.m.



Minutes approved at December 4, 2017 Board Meeting

