SECOND TIMBERS CONDOMINIUM ASSOCIATION 2021 ANNUAL MEETING MINUTES: MARCH 11, 2021

BOARD MEMBERS PRESENT: Colin McDaniel, Rebecca Holmberg, Kelsey Fox

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Sign-in available at management company office

Meeting called to order at 6:30 p.m. by Rebecca Holmberg.

Quorum of homeowners established through in-person attendance

2020 Annual Meeting minutes:

and proxies.

A motion was made by Colin McDaniel, seconded by Rebecca Holmberg, and passed unanimously, to approve the 2020 Annual Meeting minutes as written.

State of the Association: Board of Directors *Upon recommendation of the Association's insurance agent, the Board adopted a policy regarding insurance and deductibles. The policy was mailed to all owners on Jan. 18, 2021.

*The Board reviewed and renewed 2021 agreements with CPMG for professional management and LandTech for grounds maintenance and snow management.

*The Board approved LandTech's proposal to renovate the community's three plant beds at the three new community identification signs.

*The annual gutter cleaning of all buildings was completed in the fall.

*All building exterior sewer main lines were jetted in the fall. *Cleaning the kitchen sink lines in each ground level condominium in all buildings was postponed due to the pandemic.

*Fire extinguishers were inspected and serviced as required in November 2020.

Financial Report:

The Association is in good financial standing. The 2021 budget was adopted with a \$5.00 per increase in monthly assessments and is a balanced budget to meet FHA requirements.

Board Member Election: No nominations were made and the current Board agreed to continue their terms.

Adjournment: 6:45 p.m.