## SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: JAN. 16, 2018

BOARD MEMBERS PRESENT: Rebecca Holmberg, Kelsey Fox,

Colin McDaniel, Ed Seibert BOARD MEMBERS ABSENT: None

HOMEOWNERS/RESIDENTS: Nanette Birdow, Phillip Baker

CONTRACTORS: None scheduled

Covenant Violation Hearing: F6 - Excessive Noise
The owner of F6, Thomas Yau, provided written authorization to
his tenants, Phillip Baker and Nanette Birdow, to attend and
participate in the hearing. Mr. Yau was not in attendance.

The owner of the condominium below F6 is Rebecca Holmberg. In a written complaint, Ms. Holmberg cited ongoing excessive noise from the residents in F6, specifically heavy foot steps and speaking to the residents above regarding this matter has not mitigated the noise.

NOTE: Rebecca Holmberg is a Board member and removed herself from the Board's consideration and subsequent decision during the hearing process.

The hearing was conducted by Association Manager Lynda Reifman and followed CPMG's Guidelines for Covenant Violation Hearings.

All persons present were provided opportunities to explain their Situations. Board members listened and asked questions.

Rebecca Holmberg, Phillip Baker and Nanette Birdow were asked to leave the room while the Board members considered the matter. Upon reaching decision, the Board called them back into the room.

The Board agreed to waive the \$50.00 fine assessed against the owner of F6 with the stipulations that the residents of both condominiums talk to each other if the sound levels do not decrease. The Board suggested that rugs and/or runners be placed on the floors in heavy traffic areas of the condominium to reduce sounds. Future sound complaints could result in reinstating the fine with the opportunity for another hearing.

Board of Directors meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the Nov. 6, 2017, Board meeting minutes as written.

## Financial Statement:

The Board reviewed and accepted the December 2017 statement prepared by CPMG, subject to audit.

Association Manager's Report: Lynda Reifman \*The Board reviewed a proposal submitted by Platte Capital Projects for siding replacement at the trash enclosure, carports and pool house. The Board agreed to re-consider the project at the May 2018 meeting.

## Board Member Topics:

\*The Board requested a comparison of the 2016 and 2017 gutter cleaning bids.

\*The Board directed Lynda Reifman to prepare and mail a reminder to owners and renters to obtain applicable insurance as required by the Association's governing documents and the maintenance and insurance responsibilities of the Association and owners.

\*The Board asked Lynda Reifman to have Five Star Janitorial make an extra effort when removing debris from the bottom of the stairwells at each building.

\*The Board directed Lynda Reifman to dispatch a work order to Sunrise to place buckets filled with ice melt at the entrances to all the buildings as needed.

\*A cost is to be obtained to repair or replace the wood retaining wall at G3.

\*The cover of the stairwell light at J6 is missing and needs to be replaced.

\*A fine is to be assessed to J6 regarding the satellite dish attached to the siding.

\*Notice is to be sent to L3 to replace the broken window that has a board covering it.

\*At the west side of the roof of Building K, a cable is hanging down.

Next Meeting: March 12, 2018 (Annual Meeting)

Adjournment: 7:00 p.m.

Rebece Holm berg 3/12/18