## SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: JAN. 17, 2023

BOARD MEMBERS PRESENT: Rebecca Holmberg, Colin McDaniel

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Kathleen Oviatt, Laura McDaniel CONTRACTORS: Fernando Lopez & Anthony Parsons

LandTech Contractors

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 5:30 p.m. by Rebecca Holmberg. Ouorum of Board of Directors established.

## Board Member Appointment:

A motion was made by Colin McDaniel, seconded by Rebecca Holmberg, and passed unanimously, to appoint Kathleen Oviatt to fill the vacant seat on the Board.

Board of Directors meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the Nov. 16, 2022, minutes with one clarification.

## Financial Statement:

The Board reviewed and accepted the December 2022 statement prepared by CPMG, subject to final audit.

Association Manager's Report: Lynda Reifman
\*A motion was made by Colin McDaniel, seconded by
Rebecca Holmberg, and passed unanimously, to
cancel the agreement between Second Timbers Condominium
Association and GFL Environmental effective Jan. 12, 2023,
and enter into an agreement between Second Timbers Condominium
Association and Trash Cleanup effective Jan. 12, 2023.
\*WINTER 2023 newsletter mailed to owners and renters on
Dec. 9, 2022.

## LandTech Contractors:

Fernando Lopez and Anthony Johnson presented a proposal for a major upgrade to the Association's irrigation system. These repairs include a new "Smart" system controller designed to reduce water consumption, wiring, piping, new valve boxes, valves, lateral lines, sprinkler heads, blowouts and quick couplers. Turf repairs will be made when the installation has been completed. The "Smart" controller utilizes the latest water conservation techniques. There is an annual

charge for this controller with the first year included in the purchase. All existing items will be removed. Existing pipe will be abandoned in the ground. The mail line and the backflow preventer will remain. Upon Board approval, the project can be done prior to the irrigation activation in the spring. LandTech agreed to coordinate Aurora Water applicable rebates. Cost for the upgrade is \$31,690.00. Benefits of this proposed upgrade include savings on the Association's water cost and usage, reduction of repairs to sprinkler heads and lines. The Board requested additional information prior to making a decision.

Adjournment: 6:15 p.m.

Next Meeting: March 21, 2023 - Annual Meeting