SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: MAY 12, 2022

BOARD MEMBERS PRESENT: Colin McDaniel, Rebecca Holmberg

BOARD MEMBERS ABSENT: None HOMEOWNERS: Laura McDaniel CONTRACTORS: None scheduled

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

Quorum of Board of Directors established.

Board Member Resignation:

A motion by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to accept the resignation of Kelsey Fox who has sold her condominium. The Board and CPMG extends appreciation to Kelsey for service to the community.

Board meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the Jan. 13, 2022, minutes as written.

NOTE: March 2022 Board meeting cancelled due to weather event.

Financial Statement:

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

Association Manager's Report: Lynda Reifman *A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the removal of the wood pergola structure at the pool by Summit Property Services. The structure has deteriorated and is a potential safety hazard.

- *The Association's backflow device was stolen and is being replaced by LandTech Contractors.
- *The 2022 Annual Meeting Continuation notice was mailed to owners on April 12, 2022.
- *Spring newsletter topics will include dumpster courtesy, large item disposal, pet rule reminders, and litter control.

Board Action Between Meetings:

The Board approved the Association's insurance renewal submitted by Assured Partners.

Board Member Topics:

- *Violation notices to owners and renters.
- *Section of flashing missing at the top of Building K.
- *Options to clean interior stairwells without using power washing equipment.
- *LandTech to be notified of a broken drip line at east side of Building H, accumulation of pine needles and install plants in the beds at the community's identification signs.

Adjournment: 6:00 p.m. to Annual Meeting.