SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: JULY 14, 2022

BOARD MEMBERS PRESENT: Colin McDaniel, Rebecca Holmberg

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Kathleen Oviett, Laura McDaniel

CONTRACTORS: None scheduled

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 of Directors meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the May 12, 2022, minutes as written.

2022 Annual Meeting minutes:

The Board reviewed the 2022 Annual Meeting minutes which will be presented for homeowner approval at the 2023 Annual Meeting.

Financial Statement:

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

Association Manager's Report: Lynda Reifman
*The Board viewed a summary and explanation of recent
Colorado legislation impacting homeowners associations.
The video was produced and narrated by David Graf of
Moeller-Graf, the Association's legal counsel.
Following the presentation, a motion was made by
Colin McDaniel, seconded by Rebecca Holmberg, to approve
a proposal submitted by Moeller-Graf to re-draft three
governance polices and the new forms required to
comply with the legislation as a cost of \$1,500.00.
*The Spring/Summer 2022 newsletter was prepared and mailed
to owners on June 1, 2022.

*The pergola at the poll area was removed by Summit Property Services due to safety issues.

*Complete Plumbing will be scheduled to jet the main lines at each building and the kitchen lines in the lower level condominiums of each building.

Board Member Topics:

*Repairs to the dumpster surround north of building F are needed.

*Light pole 13 needs a replacement globe.

*LandTech Contractors need to check the irrigation system in the courtyard area and around F1 and G2.

Adjournment: 6:45 p.m.

Next Meeting: Sept. 8, 2022