SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: NOV. 11, 2021

BOARD MEMBERS PRESENT: Rebecca Holmberg, Kelsey Fox (telephone)

BOARD MEMBER ABSENT: Colin McDaniel

HOMEOWNERS: None

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. Quorum of Board of Directors established.

2022 BUDGET PRESENTATION:

The 2022 budget based on no increase in the monthly assessments was adopted by the Board of Directors at the Sept. 9, 2021, Board meeting. This budget was mailed to owners on Oct. 11, 2021, with notice of presentation and opportunity for comments. at the Nov. 11, 2021, Board meeting. No homeowners were present at this meeting.

Board of Directors meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Kelsey Fox, and passed unanimously, to approve the Sept. 9, 2021, minutes as written.

Financial Statements:

The Board reviewed and accepted the September and October 2021 statements prepared by CPMG, subject to final audit.

Association Manager's Report: Lynda Reifman *CPMG's 2022 management agreement was presented for consideration. A motion was made by Kelsey Fox, seconded by Rebecca Holmberg, and passed unanimously, to accept the agreement.

- *FHA re-certification has been approved for Second Timbers Condominium Association through Nov. 9, 2024.
- *Mailed to owners on 10/11/21: 2022 budget.
- *Prepared and mailed to owners and renters: FALL 2021 newsletter.
- *2022 Board meeting calendar established and will be posted on the Association's resource website.

Board Member Topics:

*The Board directed Lynda to request a second property cleanup.

Next Meeting: Jan. 13, 2022

Adjournment: 6:55 p.m.