SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: NOV. 16, 2022

BOARD MEMBERS PRESENT: Colin McDaniel, Rebecca Holmberg

BOARD MEMBERS ABSENT: None HOMEOWNERS: Laura McDaniel

CONTRACTOR: Fernando Lopez, Anthony Parsons, LandTech

Contractor Presentation:

Fernando Lopez provided a summary of the 2022 repairs to the Association's irrigation system. He explained that repairs to the aging system have been increasing in the past several years. Replacing the system with water saving upgrade including smarter controllers is an option to be considered and will save the Association with fewer repair costs. A new system will be eligible for Aurora Water's rebate program. The Board requested a proposal for a new irrigation system.

Board of Directors meeting minutes: A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the Sept. 15, 2022, minutes as written.

2023 Budget Presentation:

The Association's 2023 budget with a \$10.00 increase in monthly assessments was adopted by the Board of Directors in accordance with the Association's Governing Documents. The budget was mailed to owners on Oct.10, 2022, and presented for comments at this meeting.

Financial Statement:

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

Association Manager's Report: Lynda Reifman
*The Board approved the 2023 meeting schedule and will meet
the third Tuesday every other month starting in January.
The schedule will be posted on the Association's resource
website: www.withcpmg.com and follow the link to Second Timbers.
*A motion was made by Colin McDaniel, seconded by
Rebecca Holmberg, and passed unanimously, to accept CPMG's
2023 management agreement.

*The lower level condominiums' kitchen access lines have been cleaned by Complete Plumbing.

*The building's exterior main lines are being cleaned by Complete Plumbing.

*A blocked line leading to building F was cleared by Denver Drains.

*Tree maintenance has been completed by Academy Arborist.

*The Winter 2022-23 newsletter will include a reminder to residents that household garbage must be in tied bags and placed inside the dumpster containers.

Next Meeting: Jan. 17, 2023

Adjournment: 6:15 p.m.

Executive Session:

Called to order at 6:20 p.m.

Agenda Item: referral of two delinquent owner accounts

to Association's legal counsel.

Adjournment: 6:25 p.m.