SECOND TIMBERS CONDOMINIUM ASSOCIATION 2020 ANNUAL MEETING MINUTES: MARCH 12, 2020

BOARD MEMBERS PRESENT: Rebecca Holmberg, Colin McDaniel,

Kelsey Fox

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Sign-in available at management company

CONTRACTORS: None scheduled

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

Meeting called to order at 6:30 p.m. by Rebecca Holmberg. Quorum of homeowners established with in-person attendance and proxies.

2019 Annual Meeting minutes:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to approve the 2019 Annual Meeting minutes as written.

State of the Association: Board of Directors *The Association applied for and was awarded a 2019 beautification grant from the City of Aurora to replace the three community identification signs.

*This spring, the Board will approve renovation of the plant material in these beds.

*Each building now has an exterior mainline cleanout. The Association's contractor, Complete Plumbing, will schedule the cleaning of these lines this year.

*Kitchen cleanout lines will also be scheduled this year.

*The Association is in a stable financial position with approximately \$150.000.00 in the reserve fund as of February 29, 2020.

*The Board increased the monthly reserve fund transfer in the same percentage at the 2020 assessments' increase.

*Homeowners are reminded that the Association's financial information is accessible at $\underline{\text{www.withcpmg.com}}$ and follow the link to SECOND TIMBERS.

*The Association has received FHA re-certification.

*Grounds improvements including timber walls, light pole re-painting, and shrub and tree trimming will continue

Board Member Election:

A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to re-elect the current Board members by acclamation.

Adjournment: 6:45 p.m.