SECOND TIMBERS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: JULY 9, 2020

BOARD MEMBERS PRESENT: Rebecca Holmberg, Colin McDaniel,

Kelsey Fox

BOARD MEMBERS ABSENT: None

HOMEOWNERS: None

INSURANCE AGENT: Ryan Hurley, Assured Partners

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

Meeting called to order at 5:35 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 Kelsey Fox, and passed unanimously, to approve the May 14, 2020, minutes as written with correction to a typographical clarification.

Financial Statement:

The Board reviewed and accepted the May 2020 statement prepared by CPMG, subject to final audit.

Insurance Agent Ryan Hurley, Assured Partners
Ryan Hurley reviewed the Association's insurance program and
discussed risk management options for the Board's consideration.
Options presented included establishing a non-discriminatory
deductible resolution which would improve coverage, decrease
premiums and assign a portion of the deductible to owners. The
Board has the authority to establish this resolution provided it
does not contradict the Association's Declaration of Covenants.
The Board directed Lynda Reifman to obtain an opinion from
the Association's legal counsel in this matter.

Association Manager's Report: Lynda Reifman
*LandTech Contractors completed the relocation of the plant beds
at the community's three identification signs.
*The Spring 2020 newsletter was prepared and mailed.

Board Member Topics:

*The Board requested a proposal from PipeX for an annual in and out jetting of the Association's mainlines serving each building.

*The Board directed Lynda to prepare and mail a bulleting to residents with direction not to flush wipes down toilets.

Adjournment: 6:50 p.m.