SECOND TIMBERS CONDOMINIUM ASSOCIATION, INC. BOARD OF DIRECTORS MEETING MINUTES: APRIL 18, 2016

Accept Board Member resignation: A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to accept the resignation of Jim Williamson from the Board. The Board thanked Jim for his service to the community.

Appoint Board Member: A motion was made by Rebecca Holmberg, seconded by Colin McDaniel, and passed unanimously, to appoint Kelsey Fox, to complete Jim Williamson's term.

Contractor: Clark Lodge *Mr. Lodge provided the status of the Association's roof insurance claim.

Board of Directors meeting minutes: The Feb. 23, 2016, minutes were not provided to the Board from Colorado Comprehensive Management.

Financial Statement: No financial statements have been provided to the Association by Colorado Comprehensive Management for January, February, March 2016.

Bank Signature Card and Agreement: Board Members Colin McDaniel, Rebecca Holmberg and Alfretta Brashears signed the Mutual of Omaha Bank signature card for to open the Association's accounts.

Community Association Manager's Report: Lynda Reifman *Ratify: a motion was made by Colin McDaniel, seconded by Alfretta Brashears, and passed unanimously, to terminate the management services by Colorado Comprehensive Management effective April 15, 2016. *Ratify: a motion was made by Rebecca Holmberg, seconded by Alfretta Brashears, and passed unanimously, to engage Colorado Property Management Group to provide management services effective April 15, 2016. *Ratify: a motion was made by Rebecca Holmberg, seconded by Ed Seibert, and passed unanimously, to approve the renewal of the Association's insurance through the Peliton Agency. *The Board reviewed a cover memo to the new management company information to be mailed to homeowners. *Grounds maintenance proposals: the Board directed Lynda Reifman to obtain additional information prior to the Board's acceptance of a 2016 grounds maintenance contractor.

Board Member Topics: *The Board directed Lynda Reifman to have a contractor cleanup and remove trees that suffered damage from the recent storm. *The Board directed Lynda to contact the Association's contractors regarding the management company change. *The Board directed Lynda Reifman to obtain the status of a balcony repair at Building F.

*The Board will provide concrete bids to Lynda Reifman for review.

Adjournment: 7:10 p.m.

2