SECOND TIMBERS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES: AUG. 22, 2016

BOARD MEMBERS PRESENT: Rebecca Holmberg, Ed Seibert, Alfretta Brashears, Kelsey Fox
BOARD MEMBER ABSENT: Colin McDaniel
HOMEOWNER: Lucy Lister
CONTRACTOR: Chance Weyer, Cowboy Mowing
CPMG: Association Manager Lynda Reifman
Minutes taken and written by Lynda Reifman
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Meeting called to order at 5:38 p.m. by Rebecca Holmberg. Quorum of Board of Directors established.

Contractor: Chance Weyer
Chance provided an overview of services being provided for Second Timbers. The Board noted that although there has been some improvement in grounds maintenance, there are specific tasks not being addressed including weeds in rock beds. Turf mowing is being done on Thursdays, weather permitting. The Board directed Chance to trim low hanging tree branches, especially over walkways.
*A motion was made by Rebecca Holmberg, seconded by Alfretta Brashears, and passed unanimously, to approve a grounds maintenance proposal submitted by Cowboy Mowing in the amount of $627.30 for removal of a dead Locust tree and two dead Juniper bushes.

Board of Directors meeting minutes:
*A motion was made by Ed Seibert, seconded by Kelsey Fox, and passed unanimously, to approve the June 20, 2016, meeting minutes as written.

Financial Statement:
The Board reviewed and accepted the July 2016 statement prepared by CPMG, subject to audit.

Delinquent account write off as uncollectible:
*A motion was made by Alfretta Brashears, seconded by Rebecca Holmberg, and passed unanimously, to write off as uncollectible $2,252.56 for K9 and $1,160.20 for L6.

The Board directed CPMG to send delinquent accounts to the Association’s attorney in compliance with the Association’s collection policy.

Association Manager’s Report: Lynda Reifman
*A motion was made by Rebecca Holmberg, seconded by Alfretta Brashears, and passed unanimously, to ratify the selection of Heritage Roofing as contractor for the Association’s insurance claim.
*A motion was made by Kelsey Fox, seconded by Alfretta Brashears, and passed unanimously, to ratify Colorado Asphalt Works contract for concrete sidewalk repairs.
*A motion was made by Alfretta Brashears, seconded by Rebecca Holmberg, and passed unanimously, to terminate the Association’s agreement with Pet Scoop Services.
*A motion was made by Alfretta Brasheras, seconded by Rebecca Holmberg, and passed unanimously, to engage Five Star Janitorial for pet waste disposal and debris cleanup.
*WDR completed the repair of the stairway landing at Building F between 8 and 12.

Board Member Topics:
The Board directed Lynda to obtain the cost for purchase of dog waste bag dispensers for the three existing dog waste sign stations.

Homeowner Topics:
Lucy Lister asked the Board to look into the City of Aurora’s grant program for perimeter fencing of the community.

Next Meeting: Oct. 24, 2016

Adjournment: 6:43 p.m.