

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 4, 2018**  
**318 ELK AVENUE, SUITE 24**

Those Present:

Ann Mallow  
Erin Stock  
Evan Sandstrom  
Kat Hasebroek  
Rob Harper, Toad Property Management, Inc.  
Jim Ruthven, Toad Property Management, Inc.  
Marcus Lock, Law of the Rockies (by phone)  
Chris Rockers, Public Adjuster (by phone)  
Multiple unit owners (by phone)

Rob called the meeting to order at 5:18 pm. and confirmed a quorum with all Board members participating. Rob explained the Board would go into Executive Session for approximately 20 minutes and then owners could call back into the meeting at 5:45 pm.

Kat made a motion to go into Executive Session at 5:20 pm to meet with legal counsel regarding the fire sprinkler system. Evan seconded the motion and it was unanimously approved.

Evan made a motion to end Executive Session at 5:45 pm. Kat seconded the motion and it was unanimously approved.

Marcus Lock gave an update and said things were continually changing with the most recent notification from the insurance company being received immediately prior to the start of the meeting. Marcus explained the insurance company had agreed to remove their denial of the claim and to bring in their own forensic engineer to inspect the fire sprinkler system and a consultant to prepare a scope of loss. Marcus explained discussions were ongoing with the insurance company regarding the insurance company covering the cost of the fire suppression testing and any additional damage caused by that test or repairs necessary due to that test. Marcus said the fire suppression testing would have to be delayed to allow the insurance company time for their consultants to inspect the building and also for the insurance company to reach a final decision regarding the cost of the fire suppression testing. Marcus assured owners that things were progressing as quickly as possible but the insurance company inspections must precede the actual fire suppression test.

Rob confirmed the conditions identified at the August 27, 2018 Board meeting had not yet been met by the insurance company and the Dynamic Fire System proposal was on hold until additional comment had been received from the insurance company. Rob said another meeting would be scheduled as soon as that additional information was available and Rob said an email would be circulated to all owners with an update.

Kat made a motion to adjourn the meeting at 5:50 pm. Evan seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper,  
Toad Property Management, Inc., Manager

DRAFT