

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 25, 2018**  
**318 ELK AVENUE, SUITE 24**

Those Present:

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

Rob called the meeting to order at 5:02 pm. and confirmed a quorum with all Board members participating. Rob explained the Board would go into Executive Session for approximately 15 minutes and owners would be connected back into the meeting at 5:20 pm

Kat made a motion to go into Executive Session at 5:05 pm to meet with legal counsel and Chris Rockers. Evan seconded the motion and it was unanimously approved.

Evan made a motion to end Executive Session at 5:20 pm. Erin seconded the motion and it was unanimously approved.

Marcus Lock explained the Board would be making the following motions:

1. Instruct the association to order the parts necessary to perform the test of the fire sprinkler system recommended by the Forensic Engineer.
2. Prior to the performance of the test instruct legal counsel to put the insurance company on notice that the test was going ahead and the insurance company should be responsible for the test, repairs necessitated thereby and damages.
3. Instruct the association to move ahead with the test of the fire sprinkler system.

Kat made motions 1, 2 and 3, detailed above. Evan seconded the motion and the motion carried 3 votes in favor with Erin opposed.

Chris Rockers said the insurance carrier had issued an advance payment and a payment to KW Construction for the water mitigation charges. Chris explained a Forensic Engineer for the insurance company had completed an inspection of the building on September 10, 2018 but the report had not yet been received. Chris said KW Construction had submitted an estimate for the repair to the insurance carrier on August 7, 2018 and hopefully the insurance carrier would respond on the scope of work and costs within the next week. Chris explained he would be meeting tomorrow with a representative of Seneca, the insurance carrier, to follow up on several outstanding issues.

Rob said an update would be emailed to owners as things progressed.

Evan made a motion to adjourn the meeting at 5:24 pm. Erin seconded the motion and it was unanimously approved.

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

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