

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 30, 2019**  
**318 ELK AVENUE, SUITE 24**

Those Present:

Ann Mallow  
Erin Stock (by phone)  
Kat Hassebroek (by phone)  
Evan Sandstrom (by phone)  
Rob Harper, Toad Property Management, Inc.  
Steve Loden  
Brad Wyly  
Marcus Lock  
Multiple Unit owners (by phone)

Rob called the meeting to order at 5:05 pm and confirmed a quorum with all Board members participating.

Marcus said Brad and Steve had taken the lead negotiating a settlement with Seneca. Steve explained a resolution had been reached about two months ago and resulted in a settlement of approximately \$250,000 and the Association was out of pocket for an additional \$250,000 or more. Owners had provided information on the money they were out of pocket and those amounts were also in the \$250,000 range. Steve encouraged owners who had not yet responded to provide the details of their out of pocket expenses as action would be initiated to bring claims against various contractors for construction defects. Marcus explained the specific process under Colorado Statute 38-33.3-303.5 to cover those out of pocket expenses for the association and individual unit owners.

At 5:19 pm Kat made a motion to go into Executive Session to discuss future action with legal counsel, Marcus Lock. Ann seconded the motion and it was unanimously approved. Unit owners, Steve Loden and Brad Wyly left the meeting.

At 5:50 pm Ann made a motion to leave Executive Session. Kat seconded the motion and it was unanimously approved.

Ann made a motion to instruct Marcus to request a revised engagement agreement with Diamond McCarthy with hourly rates acceptable to the Board and the agreement to be signed by Kat as President. Kat seconded the motion and it was unanimously approved.

Marcus left the meeting.

Kat said owners continued to express concern about renters not picking up dog poop and after discussion it was agreed to revisit renters being able to have dogs in the building.

Kat said the Rules and Regulations needed to be finalized and it was agreed to discuss at the next meeting.

Kat made a motion to adjourn the meeting at 5:57 pm. Ann 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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