

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 16, 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
Multiple unit owners (at the office and on the phone)

Rob called the meeting to order at 5:34 pm. and confirmed a quorum with all Board members participating. Rob explained owner comments would be heard after the Board had received updates.

Rob said he had met with the forensic engineer at the building and was joined by KW Construction and Western Slope Fire were on the phone to answer questions regarding the fire sprinkler system. Rob said the written report had not yet been received. Rob explained Western Slope Fire had installed a pressure gauge on the fire suppression system on June 17 to continually record the pressure coming into the building. Rob said the engineer was pleased this action had been taken and the initial comments from the engineer appeared to support a pressure reducing valve being installed and more would be known when the written report was received.

Rob explained the forensic engineer had taken away the section of damaged pipe and the engineer would be analyzing the damage. Rob said the forensic engineer did not do any destructive investigation and although he walked the entire building the focus was on the fire suppression system.

Rob said the Hygienist would be in the building during the next week to test for mold.

Marcus Lock said the purpose of the forensic engineer was to determine the cause of the damage and how to prevent it happening again. Marcus said the report would also help to determine any negligence and there could be multiple entities and individuals involved in any claims of negligence and subrogation by the insurance company. Marcus said the focus at the present time was recovering as much as possible from the insurance company to cover the losses.

Rob said the association had been approached by two different public adjuster firms and the Board had a contract to review and Marcus agreed to explain the role of the public adjuster. Marcus explained the public adjuster would be an agent of the association and their job was to interface with the insurance company to maximize the amount paid out by the insurance company and in return the public adjuster was paid approximately 10% of the money received

from the insurance company. After a long discussion Kat made a motion to hire the public adjuster Public Claims Group. Erin seconded the motion and it was unanimously approved.

Rob said there was \$20,000 in the bank and suggested a special assessment of \$1,000 per unit to help cover costs of operating the association and paying ongoing costs for the repair as well as any increased insurance costs once the current three month insurance policy came to an end in August. Rob said the \$1,000 per unit was probably low and it might be necessary to ask owners for more before the building was restored. Marcus reminded owners to document all expenses incurred during the rebuilding process as the information would be essential to support claims or any future litigation. After discussion Kat made a motion to assess each unit a \$1,000 special assessment to cover costs incurred by the water damage to the building due by August 16, 2018. Evan seconded the motion and it was unanimously approved.

Rob said he was waiting for the engineer's report regarding the fire suppression system and the authorization from the insurance company before ordering any materials for the repair.

Rob agreed to speak to the insurance company and the public adjuster to find out if there were additional measures that should be taken to protect the building in the future. Marcus and Rob agreed to work together to word the special assessment to help answer some of the questions that the individual insurance companies might have.

Rob said he would circulate information via email as soon as the engineer's report and the mold report were received.

Kat thanked everyone for participating in the meeting.

Kat made a motion to adjourn the meeting at 6:50 pm. Evan seconded the motion and it was unanimously approved.

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