

# **TIMBERS ESTATES METROPOLITAN DISTRICT**

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Dave Hingtgen	President	May 2029
Gary Elliott	Vice President	May 2027
Sam Hillin	Treasurer & Secretary	May 2027
Rob Ginieczki	Asst. Secretary	May 2027
Josh Skinner	At Large	May 2027

**Date: June 18, 2026 (Thursday)**

**Time: 6:30 P.M.**

**Place: ZOOM & Teleconference only**

Join Zoom Meeting

<https://us02web.zoom.us/j/84352481630?pwd=qwmaC7TMqMWkzQpDbj7HZxAJHDjaQL.1>

Meeting ID: 843 5248 1630; Passcode: 199593

Telephone: 1 719 359 4580; OR 1 253 205 0468

### **I. ADMINISTRATIVE ITEMS**

- A. Declaration of Quorum/Call to Order.
- B. Approval of Agenda.
- C. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
- D. Director Comments.

### **II. CONSENT AGENDA**

- A. Approval of Minutes – March 26, 2026, Regular Meeting.
- B. Ratification of Payment of Claims.

### **III. FINANCIAL ITEMS**

- A. Review April 2026 Budget to Actual Report.
- B. Ratification of 2025 Audit Exemption.

### **IV. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.
- B. Review Solitude Lake Management Report for May.
  - i. Discuss treatment plan for Ponds 1, 2, and 3.
  - ii. Consider Proposal for aerator in Pond #3.
  - iii. Consider Updating Agreement with Solitude.
- C. Discuss Landscaping & Maintenance Bid Process.
  - i. Timbers O&M Map – Preview
  - ii. Snow Clearing Services – Preview
  - iii. Define Scope of Services and Areas of Importance.

- D. Street Maintenance Program – Discussion
  - i. Tabled from last meeting – Consider engagement with WSB Engineering for Road Evaluation and Engineering Services.

## **V. OPERATIONS ITEMS**

- A. Board Member Status Reports and Discussion:
  - i. Gatehouse. (Kenny Parrish/Josh Skinner)
    - 1. Repair Update
    - 2. Jefferson County Fire Access. Review Bob Latham’s Operational Manual.
  - ii. Perimeter Fence. (Rob Ginieczki)
    - 1.
  - iii. Roadway Maintenance. (Gary Elliott)
    - 1. Discuss 2026 needed repairs.
  - iv. Tree Maintenance. (Rob Ginieczki)
    - 1.
  - v. Landscape Maintenance. (Gary Elliott)
    - 1.
  - vi. Street Number Signage Replacements. (Rob Ginieczki)
    - 1.
  - vii. Fire Mitigation. (Dave Hingtgen)
    - 1. Common area clean-up May 16<sup>th</sup>
    - 2. Slash removal June 1<sup>st</sup>
  - viii. Reservoir & Pond Matters. (Dave Hingtgen)
    - 1. 2 acre feet pumped into our reservoir in April
  - ix. IT & Web Matters. (Josh Skinner)
    - 1.
  - x. Other.

## **VI. DIRECTOR COMMENT**

- A. Public Comments and Recap of Discussions.

## **VII. HOA MATTERS**

- A.

## **VIII. ADJOURNMENT**

**\*\*\*The next Regular Meeting is scheduled for September 24, 2026\*\*\***