TIMBERS ESTATES METROPOLITAN DISTRICT

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
Dave Hingtgen	President	May 2029
Vacant	Vice President	May 2027
Sam Hillin	Treasurer & Secretary	May 2027
Rob Ginieczki	Asst. Secretary	May 2027
Josh Skinner	At Large	May 2027

Date: November 19, 2026 (Thursday)
Time: 6:30 P.M.
Place: Gatehouse located at 26303 N. Turkey Creek Road, & via ZOOM Teleconference

Join Zoom Meeting
https://us02web.zoom.us/j/89947152025?pwd=ZGNJp9nIp9FDS6NxYcI8CWX7dAnj5I.1
Meeting ID: 899 4715 2025
Passcode: 487626
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. Consider Appointment for Board Vacancy and Elect Officers. (Paul Meyer)
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
E. Director Comments.

II. CONSENT AGENDA

A. Approval of Minutes – September 24, 2026, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of ICA with Evergreen Landscape & Design for Snow Removal Services.

III. FINANCIAL ITEMS

A. Review September 30, 2026, Budget vs. Actual Report.
B. Public Hearing regarding the Proposed 2027 Budgets.
C. Consider Adoption of 2027 Budgets: Consideration and Approval of Resolutions to Adopt Budgets: Certify Mill Levies and Appropriate Sums of Money.

IV. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
   i. A.Sanchez Landscaping.

ii. Evergreen Landscape & Design.
iii. Jehn Water Consultants, Inc.
iv. Solitude Lake Management.

C. Update on Board Meeting Platform for 2027.

V. LEGAL ITEMS

A. Consideration and Approval of 2027 Annual Administrative Matters Resolution.
B. Consideration and Approval of 2027 Election Resolution.

VI. OPERATIONS ITEMS

A. Board Member Status Reports and Discussion:
i. Gatehouse. (Josh Skinner)
ii. Perimeter Fence. (Rob Ginieczki)
iii. Maintenance. (Gary Elliott)
iv. Tree Maintenance. (Rob Ginieczki)
v. Landscape Maintenance. (Gary Elliott)
vi. Fire Mitigation. (Dave Hingtgen)
vii. Reservoir & Pond Matters. (Dave Hingtgen)
viii. IT & Web Matters. (Josh Skinner)

VII. ADJOURNMENT

*****The next Regular Meeting is scheduled for March 25, 2027*****