RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF
TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
June 23, 2025

The Regular Meeting of the Timbers Estates Metropolitan District was held via Zoom and Teleconference and in person at the Timbers Estates Gatehouse on Monday, June 23, 2025, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:
Rob Ginieczki, Assistant Secretary
Dave Hingtgen, Director

Also in Attendance:
Kenny Parrish and Matt Sorenson; Pinnacle Consulting Group, Inc.
Mary Anne Thaxton, Mike Thaxton, Gary Elliot, Sam Hillin, Josh Skinner, Glenn Curtis; Members of the Public

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ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Hingtgen noted that a quorum was present, with two out of two Directors in attendance. The Regular Meeting of the Board of Directors of the Timbers Estates Metropolitan District was called to order by Director Hingtgen at 6:37 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Director Hingtgen and Mr. Parrish noted there were no Conflicts of Interest for any members of the Board of Directors.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Ginieczki, seconded by Director Hingtgen, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Appointments of Qualified Members to the Board of Directors & Election of Officers: Director Hingtgen discussed the appointments of qualified members to the Board of Directors. Following review and discussion, upon a motion duly made by Director Ginieczki, seconded by Director Hingtgen, and upon vote, unanimously carried, it was

RESOLVED to appoint the following members to the Board of Directors and to elect the slate of Officers as noted below.

Dave Hingtgen, President
Gary Elliot, Vice President
Sam Hillin, Treasurer & Secretary
Rob Ginieczki, Assistant Secretary
Josh Skinner, Director

Public Comment: There were no Public Comments received.

Director Comment:

Director Hingtgen welcomed new residents to the District. Director Hingtgen acknowledged outgoing members of the Board Dave Hartvigsen, Bob Latham and Glenn Curtis and highlighted their tenure and accomplishments during their service to the District. Director Skinner requested a discussion regarding IT Infrastructure be added to the operations section of the meeting and Director Hingtgen responded with acknowledgement.

CONSENT AGENDA

Director Hingtgen reviewed the items on the consent agenda with the Board. Mr. Parrish reviewed the responsibilities of each vendor in the Payment of Claims Report. Xcel Energy provides utilities, Jehn Water Consultants provides a monthly water augmentation report, Lomas Security provides security infrastructure for the Gate House, Mark Ryan provides snow removal services, A. Sanchez provides seasonal landscaping and snow removal services, UNCC provides utility location services, Pinnacle Consulting Group, Inc. provides Special District Management and Financial Services, Neteo provides internet services at the Gatehouse and CEGR provides legal services for the District as needed. Upon a motion duly made by Director Ginieczki, Seconded by Director Hingtgen, the following items on the consent agenda were unanimously approved, ratified and adopted:

A. Minutes – March 24, 2025, Regular Meeting.
B. Payment of Claims.
C. 2024 Audit Exemption.

FINANCIAL ITEMS

Accounting Manager's Update: Mr. Sorenson provided the Accounting Manager's Update to the Board. Director Ginieczki requested Mr. Parrish provide an overview of the recent changes to the Lot 15 water charges to the Board and noted the road maintenance line item was added as a

placeholder and could be used or reallocated as needed. The Board discussed the condition of District roadways and the potential need to repair asphalt near the gate of the Gatehouse. Mr. Parrish stated he would send information regarding the Lot 15 water charges to the new members of the Board and Director Elliot provided additional clarity regarding the recent changes. Following review and discussion, upon a motion duly made by Director Ginieczki, seconded by Director Hingtgen, and upon vote, unanimously carried, it was

RESOLVED to accept the Accounting Manager's report, as presented.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's report to the Board. Mr. Parrish highlighted the annual contract renewal for Solitude Lake Management, pond inspections, and the excellent condition of the ponds. Mr. Parrish thanked Mary Anne Thaxton for her coordination efforts to ensure residents of the District are adequately informed. Mr. Parrish stated his appreciation for outgoing and incoming members of the Board. Mr. Parrish highlighted standard compliance items from the District Manager's Report and noted the impending 2026 budget season.

Solitude Lake Report: Mr. Parrish presented the Solitude Lake Report to the Board and described the results of the recent inspections on May 23rd and June 19th.

USPS Insurance Claim Update: Mr. Parrish provided the USPS Insurance Claim Update to the Board. Mr. Parrish noted coordination with the USPS Manager Brian Volker and discussed the timeline and steps required to complete the insurance claim. Mr. Skinner asked if a structural evaluation was completed and Director Ginieczki responded describing coordination with the stonework contractor. The stonework contractor has stated that he cannot guarantee the structural integrity of the arch because of the number of times it has been impacted by vehicles.

OPERATIONS ITEMS

1. Gatehouse: Director Ginieczki asked for additional commentary regarding Gatehouse maintenance and the Board discussed new resident set up for entry. Mr. Skinner asked if additional considerations should be made for the video surveillance system and Mr. Parrish responded noting the system could be updated to add additional cameras to cover more District property. The Board

asked Mr. Parrish to consider options for updating the surveillance system.

2. Perimeter Fence: Director Ginieczki discussed Perimeter Fence repair work completed with Mr. Curtis and discussed needed repairs to Lot 7. Director Ginieczki discussed new Street Number Signage that needs to be painted and considerations for painting them at the same time as sections of perimeter fence. Mary Anne Thaxton asked if the guardrail colors will be changed and Director Ginieczki responded.

3. Roadway Maintenance: Director Elliot discussed erosion to District road shoulders and the receipt of a proposal from A. Sanchez Landscaping to address the issue. Director Elliot provided an approval of the proposal to A. Sanchez and they will complete the project. Director Elliot asked if Xcel Energy completed repairs for damage they caused during the rerouting of a powerline and Mr. Parrish responded noting they are planning to repair it. Director Elliot asked who is responsible for mailbox maintenance and Director Ginieczki responded stating it is the responsibility of the Metropolitan District.

4. Tree Maintenance: Director Ginieczki discussed observations completed by Mr. Curtis regarding beetle-infested trees and the removal of the trees by Mr. Hartvigsen and himself. Mr. Curtis noted the application of spat to mitigate beetle infestations.

5. Landscape Maintenance: The Board discussed common area maintenance and mowing responsibilities.

6. Street Number Signage Replacements: Director Ginieczki discussed the installation of new address posts. Director Ginieczki noted painting to be completed following be the installation of house numbers.

7. Fire Mitigation: Director Hingtgen discussed the upcoming slash removal planned for July. Director Hingtgen discussed the wildfire committee for the Timbers and neighboring communities. Director Hingtgen noted important resources are available for residents on the HOA website. The Board and Mr. Parrish discussed the differences between the HOA and the Metropolitan District as it relates to compliance and website management.

8. Reservoir & Pond Matters: Director Hingtgen discussed the assumption of Reservoir and Pond responsibilities from outgoing Director Hartvigsen. Director Hingtgen discussed the current Reservoir and Pond levels and the satisfaction of augmentation compliance requirements and reviewed the status, requirements, and timeline for the augmentation plan for the remainder of the year. Mr. Curtis discussed sharded responsibilities for the transfer pump in pond three to move water up to Lot 15 and discussed the need to install the pump. The Board noted the need to address this matter as soon as possible. Mr. Curtis discussed the community distribution regarding the upcoming slash removal and discussed a downed tree in need of collecting.

DIRECTOR ITEMS

Director Hingtgen discussed a scheduling conflict for the next regular meeting and requested the Board consider moving it to a different day of the week. The Board resolved to move the next regular meeting to September 25th.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Ginieczki, seconded by Director Hingtgen, and upon a unanimous vote, the meeting was adjourned at 8:20 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting