

TIMBERS ESTATES METROPOLITAN DISTRICT

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
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: September 24, 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. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
- D. Director Comments.

II. CONSENT AGENDA

- A. Approval of Minutes – June 18, 2026, Regular Meeting and August 13, 2026, Special Meeting.
- B. Ratification of Payment of Claims.

III. FINANCIAL ITEMS

- A. Review June 3, 2026, Financials.
- B. Review 2027 Draft Budget.
- C. 2027 Budget Timeline.
 - 1. September 24 – Review proposed revenues and expenditures.
 - 2. October 15 – Draft budget is distributed to Board of Directors.
 - 3. **Need to schedule budget work session to finalize 2027 project allocations.**
 - 4. November 19 – 2027 Budget Hearing and Board Meeting.

IV. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Solitude Lake Management Report.

- C. Review Timeline for Road Maintenance.
- D. Update on Power at Pond 3.
- E. Review Landscaping & Maintenance RFP.

V. 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)

VI. ADJOURNMENT

*****The next Regular Meeting is scheduled for November 19, 2026*****
This will also serve as the 2027 Budget Hearing