

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
September 25, 2025

The Special Meeting of the Timbers Estates Metropolitan District was held via Zoom and Teleconference and in person at the Timbers Estates Gatehouse on Thursday, September 25, 2025, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Dave Hingtgen, President
Gary Elliott, Vice President
Rob Ginieczki, Director
Josh Skinner, At Large

Directors Absent but Excused:

Sam Hillin, Treasurer & Secretary

Also in Attendance:

Kenny Parrish and Matt Sorenson; Pinnacle Consulting Group, Inc.
Mary Anne Thaxton, Mike Thaxton, Karen; Members of the Public

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,

RECORD OF PROCEEDINGS

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: There were no Director Comments received.

CONSENT AGENDA

Director Hingtgen and Mr. Parrish reviewed the items on the consent agenda with the Board. Mr. Parrish advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. 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 – June 23, 2025, Regular Meeting.
 - B. Payment of Claims.
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FINANCIAL ITEMS

Financial Statements: Mr. Sorenson reviewed the Unaudited Financial Statements for the period ending June 30, 2025, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Hingtgen, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to accept the Unaudited Financial Statements for the period ending June 30, 2025, as presented.

2026 Budget Discussion: Mr. Parrish and Mr. Sorenson discussed the 2026 Budget allocations with the Board and answered questions.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's report to the Board. Mr. Parrish highlighted the compliance matters completed to date and coordination with the District's

RECORD OF PROCEEDINGS

legal counsel and Designated Elections Official to ensure Oaths of Office are executed and filed. Mr. Parrish discussed the Solitude Lake Management report noting the excellent condition of the lakes and the recent application of herbicide. Mr. Parrish provided an update on the USPS damage claim for the gatehouse and noted governmental processes needing to be completed in the absence of insurance for the governmental entity.

LEGAL ITEMS

2025 Amended Annual Administrative Matters Resolution: Mr. Parrish presented the 2025 Amended Annual Administrative Matters Resolution to the Board noting changes to the regular meeting schedule. Following review and discussion, upon a motion duly made by Director Hingtgen, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to approve the 2025 Amended Annual Administrative Matters Resolution, as presented.

OPERATIONS ITEMS

1. Gatehouse: Director Skinner discussed preparations for winterization of the Gatehouse, and the Board discussed pest control measures to be implemented. Director Skinner discussed and requested clarification for Gatehouse responsibilities and members of the Board responded discussing specific issues such as light blub replacements.
2. Perimeter Fence: Director Ginieczki provided the Perimeter Fence update to the Board noting an impending service with the painting contractor to repair certain sections of fence.
3. Roadway Maintenance: Director Elliot and Mr. Parrish discussed a snow removal contract with Mark Ryan and Director Elliot discussed the need to replace sand barrels.
4. Tree Maintenance: Director Ginieczki noted work completed to date and the excellent current condition of the District's trees. The Board discussed certain trees in the District requiring removal and discussed difficulties with mitigating beetle infestations. Director Elliot inquired regarding a downed tree in the community and the potential need to address the deadfall and the potential to pursue legal communications with the residents in question.

RECORD OF PROCEEDINGS

5. Landscape Maintenance: Director Elliot and Director Ginieczki discussed mowing considerations addressed by the contractor near the ponds and certain roadsides.
6. Street Number Signage Replacements: Director Ginieczki discussed considerations for future replacements of the Street Number Signage and noted signage in poor condition have been replaced. Director Ginieczki highlighted the differences in weathering for mailboxes throughout the community.
7. Fire Mitigation: Director Hingtgen noted the removal of dead or dying trees are the responsibilities of residents of the District and discussed the importance keeping the District a Fire Wise community. Director Hingtgen discussed spring splat applications and the cost effectiveness of splat compared to the cost of tree removal.

Mary Anne Thaxton requested an update on the guardrail replacement and Director Ginieczki provided the update.

8. Reservoir & Pond Matters: Director Hingtgen discussed the impending annual water release in coordination with Jehn Water and highlighted the importance of retaining the District's water rights.
9. IT & Web Matters: Director Skinner discussed form submissions on the HOA website and the considerations for HOA email communications.

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 8:16 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