

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: March 26, 2026 (Thursday)

Time: 6:30 P.M.

Place: ZOOM & Teleconference only

Join Zoom Meeting

<https://us02web.zoom.us/j/89199773219?pwd=KBmRUBjgWB78QHV6KSWGsqBW9AV9MN.1>

Meeting ID: 891 9977 3219; Passcode: 997003

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 – December 4, 2025, Special Meeting.
- B. Ratification of Payment of Claims.

III. FINANCIAL ITEMS

- A. Review of December 31, 2025, unaudited Financial Statements.

IV. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Ratification of 2026 Landscape Maintenance Contract with A Sanchez.
 - i. Discuss the bid process for Landscaping Maintenance Services for 2027.
- C. Consider engagement with WSB Engineering for Road Evaluation and Engineering Services.
- D. Consider engagement with Door Specialties for Repairs to Exit Gate Sensors.

V. OPERATIONS ITEMS

- A. Board Member Status Reports and Discussion:
 - i. Gatehouse. (Kenny Parrish/Josh Skinner)
 - 1. Gate maintenance
 - ii. Perimeter Fence. (Rob Ginieczki)
 - 1. Fence repair status
 - iii. Roadway Maintenance. (Gary Elliott)
 - 1. Snow plowing
 - iv. Tree Maintenance. (Rob Ginieczki)
 - v. Landscape Maintenance. (Gary Elliott)
 - vi. Street Number Signage Replacements. (Rob Ginieczki)
 - 1. Mailboxes
 - vii. Fire Mitigation. (Dave Hingtgen)
 - 1. Homeowner responsibility for removal of dead/diseased trees
 - 2. Saturday, May 16 – Common Area cleanup**
 - 3. Annual slash removal planned for June timeframe (in progress)**
 - 4. Pine Beetle Eradication – SPLAT application**
 - viii. Reservoir & Pond Matters. (Dave Hingtgen)
 - 1. Upcoming Reservoir water capture prospects amid drought**
 - 2. Consideration of pipeline from reservoir to Timbers ponds**
 - ix. IT & Web Matters. (Josh Skinner)
 - 1. Website utility and updates
 - x. Other.

VI. DIRECTOR COMMENT

- A. Public Comments and Recap of Discussions.
- B. Water Conservation Ideas.

VII. HOA MATTERS

- A. Resident Directory Guidelines.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for June 18, 2026*****