

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
TIMBERS ESTATES METROPOLITAN DISTRICT
AND OF THE WATER UTILITY ENTERPRISE
HELD

March 28, 2022

A regular meeting of the Board of Directors of the Timbers Estates Metropolitan District (referred to hereafter as "Board") was convened on Monday the 28th day of March 2022, at 6:30 P.M., at the Timbers Estates Gatehouse, 26303 North Turkey Creek Canyon Road, Evergreen, Colorado and via teleconference.

Directors In Attendance Were:

David Hartvigsen, President
Kurt Schwartau, Vice President
Bob Latham, Treasurer
Bob Gress, Secretary
Rob Ginieczki, Assistant Secretary

Also In Attendance Were:

Geol Scheirman, Amanda Castle (via Teleconference), Ettie Arnold (via Teleconference) Pinnacle Consulting Group, Inc.
Mary Ann Thaxton (via Teleconference), Gary Elliott, Cindy Latham(via Teleconference), Linda Gress (via Teleconference) and Rosie (via Teleconference); Timbers Estates Community Members

ADMINISTRATIVE/
MANAGEMENT
MATTERS

Call to Order/Declaration of Quorum: Director Schwartau called the meeting to order at 6:36 p.m., noting that a quorum was present, with all five directors in attendance.

Agenda: Mr. Scheirman distributed for the Board's review and approval a proposed agenda for the regular meeting. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, the agenda was approved, as presented.

Minutes: The Board reviewed the minutes of the November 11, 2021 Regular Meeting. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, the minutes of the November 11, 2021 Regular meeting were approved as presented.

RECORD OF PROCEEDINGS

Consent Agenda: Mr. Sheirman reviewed with the Board the following consent agenda items:

1. Consider Approval of Minutes – November 11, 2021 Regular Meeting Minutes.
2. Ratify Claims for the Period from November 1, 2021 through March 18, 2022.
3. Accept unaudited Financial Statements for the period ending December 31, 2021.
4. Consider Approval of 2021 Audit Exemption.

Following review and discussion, upon motion duly made by Director Gress, seconded by Director Schwartau and, upon vote, unanimously carried, the consent agenda items were approved.

OPERATIONS MATTERS

Board Member Status Reports and Comments:

1. **Gatehouse.** Director Latham discussed the need for better signage and video surveillance.
2. **Perimeter Fence & Mailbox Repairs.** Director Ginieczki reported that the frontage road is being maintained and he will inspect the work prior to recommending payment to the contractor. New mailboxes are going up.
3. **Roadway Maintenance.** Director Schwartau provided an update regarding Roadway Maintenance throughout the District. A proposal is pending from Ryan Paving for crack seal and pothole repairs to address in the spring.
4. **Tree Maintenance.** Director Hartvigsen reported that proposals are pending for removal of a dead tree in the Spring. Cindy Latham to forward contact information for Xcel Energy as they will provide free tree trimming if near power lines.
5. **Landscape Maintenance.** No updates were presented regarding landscape maintenance.
6. **Street Number Signage Replacements.**
7. **Fire Mitigation.** Evergreen Fire and Rescue to look at mitigation plan.

RECORD OF PROCEEDINGS

8. Reservoir & Pond Matters.

- a. Spring pumping coordination.
- b. Discussion regarding permanent pumping station bidding and funding opportunities.
- c. Pond #3 pumping system.
- d. Pond #3 fish stocking. Budgeted \$500 to restock pond for 2022

9. Potential Property Sale. No update was provided to the Board.

Other. Voted to purchase security camera, not to exceed \$7500. Following review and discussion, upon motion duly made by Director Schwartz, seconded by Director Gress and, upon vote, unanimously carried, the purchase of a security camera, not to exceed \$7500, approved as presented.

MANAGEMENT MATTERS

Manager's Report: Mr. Scheirman presented a website update informing the board it is not necessary to have an independent District website. Timbers will continue to use the HOA website. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, it was

Election Update: Mr. Scheirman explained there would be an update following the election date.

LEGAL MATTERS

Review and Consider Approval of 2022 Engagement Letter for CEGR Law: Mr. Scheirman discussed following up with Evan regarding the engagement letter and what services will be provided. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Schwartz and, upon vote, unanimously carried, and approved as presented.

OTHER BUSINESS

Community Comments: Ms. Gress and Ms. Thaxton thanked the Board for their continued hard work for the community.

ADJOURNMENT

There being no further business to come before the Board the regular meeting of the Timbers Estates Metropolitan District adjourned at 8:15 p.m.

RECORD OF PROCEEDINGS

By: _____
Secretary for the Meeting

The next regular meeting is scheduled for June 27, 2022

THE BOARD OF DIRECTORS SIGNING BELOW:

Dave Hartvigsen

Bob Latham

Rob Ginieczki

Kurt Schwartau

Bob Gress