

RECORD OF PROCEEDINGS

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

June 27, 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 27th day of June 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); Pinnacle Consulting Group, Inc.
Mary Ann Thaxton (via in person), Linda Gress (via in person) and Mike Crosbe (via Teleconference); Timbers Estates Community Members

ADMINISTRATIVE/
MANAGEMENT
MATTERS

Call to Order/Declaration of Quorum: Director Latham called the meeting to order at 6:38 p.m., noting that a quorum was present, with four of the 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 Latham, seconded by Director Gress and, upon vote, unanimously carried, the agenda was approved, as presented.

Minutes: The Board reviewed the minutes of the March 28, 2022, Regular Meeting. The Board made some notable changes and requested the minutes be amended. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Hartvigsen and, upon vote, unanimously carried, the minutes of the March 28, 2022 Regular meeting were approved subject to revisions as noted by the Board.

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

1. Consider Approval of Minutes – March 18, 2022 Regular Meeting Minutes.
2. Ratify Claims for the Period through June 17, 2022.
3. Accept unaudited Financial Statements for the period ending March 31, 2022.

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

OPERATIONS MATTERS

Board Member Status Reports and Comments:

1. **Gatehouse.** Director Latham reported the safety loop and the camera system have both been installed. The camera's record activity up to 30 days and there will be signs notifying residents and guests that the cameras are in use. Director Latham will notify the residents that the exit gate will be used for larger trucks. Director Latham suggested posting new 5 mph signs and will get a proposal on the signs for the next meeting.
2. **Perimeter Fence & Mailbox Repairs.** Director Ginieczki reported that the three box mailbox was repaired and the gatehouse electrical box's estimate is still pending. Director Ginieczki stated the quote to repair and paint the west side fence is \$8,235.00. Following review and discussion, upon motion duly made by Director Latham, seconded by Director Ginieczki and, upon vote, unanimously carried, it was approved to repair and paint the fence and to have the cost not to exceed \$8,235.00.
3. **Roadway Maintenance.** Director Schwartau stated the estimate for repairing potholes and crack seals for Ryan Paving in the spring is approximately \$10,000.00. Following review and discussion, upon motion duly made by Director Latham, seconded by Director Ginieczki and, upon vote, unanimously carried, it was approved to have Ryan Paving repair potholes and crack seals.
4. **Tree Maintenance.** Director Schwartau reported Xcel Energy has been in communication for tree trimming near power lines. Director Schwartau stated Slash Day is on July 7, 2022, and that residents need to notify the HOA who will be participating.

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5. **Landscape Maintenance.** Director Hartvigsen stated that mowing around the ponds need to be completed, specifically around Pond number 3, and will contact Stubb Acres Services Landscaping.
6. **Street Number Signage Replacements.** Director reported street signage has been distributed except for one. The Board decided to table the discussion of phasing out signage and will discuss this further at the next meeting.
7. **Fire Mitigation.** Director Latham reported Track D, E, and H are underway for fire mitigation action.
8. **Reservoir & Pond Matters.**
 - a. Director Hartvigsen stated one of the ponds look a little brown and will reach out to Solitude about it.
 - b. Director Hartvigsen reported that a 2 horsepower pump and new valves have been installed on Lot 15. Director Hartvigsen stated he is looking to get a quote for a submissible pump.
 - c. Director Ginieczki reported fish have been stocked in pond number 2 and pond number 3, in which the Board will send a reminder to the community regarding fishing this season.
9. **Potential Property Sale.** No update was provided to the Board.

Other. Director Hartvigsen stated the HOA and the District are still looking to combine service and Board members. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Ginieczki and, upon vote, unanimously carried, it was approved to continue to investigate combining the scope and time allocation for the structure of the HOA and District partnership.

MANAGEMENT MATTERS

Manager's Report: Mr. Scheirman provided an overview of the report presented to the Board

Election Update: Mr. Scheirman updated the Board on the election results. Following discussion, upon motion duly made by Director Gress, seconded by Director Ginieczki and, upon vote, unanimously carried, it was approved to keep the same slate of officers.

Other: There were no other updates.

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LEGAL MATTERS

Other: There were no legal matters to come before the Board.

OTHER BUSINESS

Community Comments: There were no community comments.

ADJOURNMENT

There being no further business to come before the Board the regular meeting of the Timbers Estates Metropolitan District adjourned at 8:30 p.m.

Respectfully submitted,

By: Nicole Wing
Secretary for the Meeting

The next regular meeting is scheduled for September 26, 2022

THE BOARD OF DIRECTORS SIGNING BELOW:

Dave Hartvigsen

Bob Latham

Rob Ginieczki

Kurt Schwartau

Bob Gress