

# 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

September 26, 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 26<sup>th</sup> day of September 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, Pinnacle Consulting Group, Inc.  
Linda Gress (via in person) and Karen Crosbie; Timbers Estates Community Members

ADMINISTRATIVE/  
MANAGEMENT  
MATTERS

Call to Order/Declaration of Quorum: Director Latham called the meeting to order at 6:31 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 Latham, seconded by Director Ginieczki and, upon vote, unanimously carried, the agenda was approved, as presented.

Minutes: The Board reviewed the minutes of the June 27, 2022, Regular Meeting. The Board made some 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 June 27, 2022, Regular meeting were approved subject to revisions as noted by the Board.

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

1. Consider Approval of Minutes – June 27, 2022, Regular Meeting Minutes.
2. Ratify Claims for the Period through August 31, 2022.
3. Accept unaudited Financial Statements for the period ending June 30, 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.

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### OPERATIONS MATTERS

#### Board Member Status Reports and Comments:

1. **Gatehouse.** Director Latham reported that Lomas Security recently upgraded the camera system with a backup battery pack. In addition, he stated two additional cameras have the capability to read license plates. He stated the gate will be closed from 11 p.m. to 5:30 a.m. Director Latham reported that the arch has been repaired and that the insurance company covered the expenses. The Board further discussed and came to a decision to repay the insurance company for any overages. The Board discussed reflective signage specifically for delivery trucks and where their access point should be into the District. It was further discussed on where the appropriate places would be to install the signs.
2. **Perimeter Fence & Mailbox Repairs.** Director Ginieczki reported that the elk damage on the fence around the District has been repaired. Painting of the fence is still pending and may not be completed until the spring. The Westside of the fencing will be repaired next and that Lot 5 will need additional repairs in the near future. Director Latham reported that one mailbox has been re-stained and that he will get additional quotes from his vendor for continued or additional work around the District.
3. **Roadway Maintenance.** Director Schwartau stated that Ryan Paving just finished sealing the cracks in the needed roadways around the District. There are areas that cannot be fixed and will need to be replaced, in which could cost approximately \$12,000. It was noted that Mark Ryan's son, Bo, will be taking over the paving business.
4. **Tree Maintenance.** Director Hartvigsen reported that quite a few trees have been removed. It was stressed that owners need to be aware of power lines when taking trees down. Director Hartvigsen stated the pine beetles

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have really taken a toll on the trees.

5. **Landscape Maintenance.** Director Schwartaun stated there is not much to report, however, he noted that the irrigation system is shut down for the season.
6. **Street Number Signage Replacements.** The Board discussed stone replacement in phases. After a long discussion, Director Hartvigsen stated that the Service Plan under which the TEMD operates did contemplate repairs and replacement for address signs and mailboxes and has provided monies over the years to do so. However, the TEMD has never contemplated such a large change in financial scope, as the new signs would be significantly more expensive to purchase than to replace the existing signs and mailboxes using their current design. Director Hartvigsen suggested that the TEMD pay for the cost to replace the existing signs, but ask the homeowners to pay the balance of the cost if they wished to upgrade to the more expensive option. would like to have homeowners pay for address signs and would like to ask the community for their input. The Board will collaborate on receiving quotes for stone or concrete with the Timbers HOA's fire committee to select a final recommended replacement design
7. **Fire Mitigation.** Director Hartvigsen reported many trees have been taken down and that the District was able to utilize grant money for this through the direct efforts of Cindy Latham and the Timbers HOA's fire committee. He stated that he had marked approximately 175 to be preserved through the end of the project specifically on Tracts D, E and H, and that he had requested confirmation from the Cindy Latham and other homeowners regarding which trees to save. Glenn and Cecilia Curtis, Cindy and Director Hartvigsen reached a suitable compromise as to what trees to save, and upon review by the fire experts involved from the Colorado State Forest and Evergreen Fire District, all determined that the final outcome was in compliance with the criteria to ensure the grant money would be paid. Director Latham provided additional information as to the amounts of money the Timbers would receive and that it was generally in line with what was allocated in the 2022 budget.
8. **Reservoir & Pond Matters.**
  - a. Director Hartvigsen stated there is a conference call in about a month to discuss how much water would have to be released downstream. He expected that the Timbers would again be asked to release approximately three acre feet of water, per the water commissioner direction.
  - b. Pond 3 is part of the overall augmentation plan within the Timbers and is the water source to be used to transfer water up to Lot 15. Pump repairs have been made by Boulder Ground Water Systems and the system is functional again.

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- c. The Board discussed concerns about the water flow and how it could potentially compromise the dam system as a result of Jefferson County’s recent repair and replacement of the culvert underneath Malamute Drive on the south side of the reservoir. Tim Buckley, the local water commissioner representing the State of Colorado, had recently expressed his concern that the realignment of the stream and culvert directed the water flow more severely towards Evergreen Meadows Reservoir #1’s dam.

**9. Potential Property Sale.** No update was provided by the Board.

**Other.** Director Hartvigsen reported that Pinnacle Consulting Group, Inc. (PCGI) has agreed to provide some administrative support for the Board as it expects to be taking on the management of both the TEMD and the Timbers HOA next year Director Hartvigsen stated he will have continued discussion with Jason Woolard and the rest of the PCGI team. It was further discussed how the delineation of duties could be and what an agreement could look like. Pinnacle has made it clear that it has no interest in management of the Timbers HOA, and the Board made it clear that is was only asking for administrative support for such tasks as meeting notices, recording minutes, minimal financial reporting and occasional letter writing to homeowners under the direction of the Board.

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MANAGEMENT MATTERS

Manager’s Report: Mr. Scheirman presented the managers report to the Board and provided an overview of the preliminary 2023 budget.

Other: There were no other updates.

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LEGAL MATTERS

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

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OTHER BUSINESS

Community Comments: A moment was taken to recognize the departures of Kammy Tinney and now Geol Schierman, as well as to thank them for their services.

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ADJOURNMENT

There being no further business to come before the Board the regular meeting of the Timbers Estates Metropolitan District adjourned at 8:37 p.m.

Respectfully submitted,

By: Kenny Parrish  
Kenny Parrish, Secretary for the Meeting

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*The next regular meeting is scheduled for November 7, 2022*

THE BOARD OF DIRECTORS SIGNING BELOW:

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Dave Hartvigsen

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Bob Latham

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Rob Ginieczki

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Kurt Schwartau

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Bob Gress

Signature: Kenny Parrish  
Kenny Parrish (May 12, 2023 12:41 MDT)

Email: kennyp@pcgi.com






# TEMD - 09 26 2022 - Regular Meeting Minutes - FINAL

Final Audit Report

2023-05-12

Created:	2023-05-12
By:	Nicole Wing (nicolew@pcgi.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoUJpdtQv5V1rum7Pz7p4uwxkIFgs9dAq

## "TEMD - 09 26 2022 - Regular Meeting Minutes - FINAL" History

-  Document created by Nicole Wing (nicolew@pcgi.com)  
2023-05-12 - 6:39:59 PM GMT
-  Document emailed to Kenny Parrish (kennyp@pcgi.com) for signature  
2023-05-12 - 6:40:20 PM GMT
-  Email viewed by Kenny Parrish (kennyp@pcgi.com)  
2023-05-12 - 6:40:41 PM GMT
-  Document e-signed by Kenny Parrish (kennyp@pcgi.com)  
Signature Date: 2023-05-12 - 6:41:30 PM GMT - Time Source: server
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2023-05-12 - 6:41:30 PM GMT