

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

November 8, 2021

A regular meeting of the Board of Directors of the Timbers Estates Metropolitan District (referred to hereafter as "Board") was convened on Monday the 8th day of November, 2021, 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:

Kurt Schwartau, Vice President

Bob Latham, Treasurer

Bob Gress, Secretary

Rob Ginieczki, Assistant Secretary

Directors Absent but Excused:

Dave Hartvigsen, President

Also In Attendance Were:

Geol Scheirman, Kammy Tinney (via Teleconference), Amanda Castle (via Teleconference), Luis Garcia (via Teleconference); Pinnacle Consulting Group, Inc.

Mary Ann Thaxton and Linda Gress; Timbers Estates Community Members

ADMINISTRATIVE/
MANAGEMENT
MATTERS

Call to Order/Declaration of Quorum: Director Schwartau called the meeting to order at 6:33 p.m., noting that a quorum was present, with four of 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 September 27, 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 September 27, 2021 Regular meeting were approved as presented.

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Claims: Ms. Castle reviewed with the Board the claims listing for ratification. Following review and discussion, upon motion duly made by Director Latham, seconded by Director Gress and, upon vote, unanimously carried, the Board ratified the payment of claims for the period September 21 through November 1, 2021 totaling \$9,946.68.

OPERATIONS MATTERS

Board Member Status Reports and Comments:

- 1. Gatehouse.** Director Latham presented a proposal from R&A Controls for the installation of three additional safety loops inside the gate closure area for an estimated cost of \$2,700, installation of a keypad and red warning light at the exit gate to accommodate the entry of large vehicles for an estimated cost of \$1,600, and the implementation of RFID transponders to all residents versus the individual remote control system for an estimated cost of \$3,970. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Ginieczki and, upon vote, unanimously carried, the Board approved the installation of three additional safety loops and a keypad with red warning light at the exit gate in the estimated amount of \$4,320.
- 2. Perimeter Fence & Mailbox Repairs.** Director Ginieczki reported that the fence repair is fifty percent complete and he will inspect the work prior to recommending payment to the contractor. Mailbox repairs will be addressed with other vendors in the spring.
- 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 Schwartau reported that proposals are pending for removal of a dead tree in Tract F.
- 5. Landscape Maintenance.** No updates were presented regarding landscape maintenance.
- 6. Street Number Signage Replacements.** Director Schwartau reported that an estimate is pending for the purchase and installation of fire safe signage. Once received he will coordinate a schedule for installation with Mr.

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Scheirman.

7. **Fire Mitigation.** Director Schwartau reported that some mulching of downed trees was completed. The annual chipping program provided by Evergreen Fire Rescue is winding down operations for the 2021 season and will resume in spring 2022. Board will reassess vendors for 2022 all trees have been tagged for cutting.
8. **Reservoir & Pond Matters.**
 - a. **45 Day Notice.** No comments were received regarding the 45 day notice update. Legal counsel will verify that this matter is complete.
 - b. **Fall Water Release.** The fall water release was completed in October with 2.8 acre feet of water released.
9. **Potential Property Sale.** No update was provided to the Board.
10. **Other.** Director Schwartau reported that the State Water Commission is addressing the issues related to the Venuto property.

FINANCIAL MATTERS

Public Hearing to Consider Resolution to Adopt the 2022 Budget; Set Mill Levies; and Appropriate Sums of Money: Director Schwartau opened the 2022 Budget Hearing for the Timbers Estates Metropolitan District. Mr. Scheirman reported that notice of the budget hearing was published on October 27, 2021, in accordance with state budget law. There being no public input the public portion of the budget hearing was closed. Ms. Castle reviewed the budgets in detail and responded to questions. The budgets for the District by fund are as follows:

Mill levy is 46.804 mills.
General Fund Expenditures: \$157,419
Divergent Fund Expenditures: \$30,968

Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the 2022 budgets for the Timbers Estates Metropolitan District, set the mill levies, and appropriate budgeted funds upon receipt of the final certification of assessed valuation from the County of Jefferson on or before December 10, 2021 and to approve all other documents related to the 2022 budgets. The District Manager and/or Accountant is authorized to make minor modifications that may be necessary following receipt of final assessed values and file the necessary documents with the state and county regarding the approval of the final budgets.

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MANAGEMENT MATTERS

2022 Annual Administrative Matters Resolution: Mr. Scheirman presented to the Board the 2022 Annual Administrative Matters Resolution, which sets forth certain annual administrative obligations to be performed in 2022 by the District or its designees. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Annual Administrative Matters Resolution, as presented.

Resolution Calling for 2022 Regular Election and Appointment of Designated Election Official: Mr. Scheirman presented to the Board the Resolution Calling for 2022 Regular Election and Appointment of Designated Election Official. Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Calling for 2022 Regular Election and the appointment of Kammy Tinney as the Designated Election Official.

Approval of 2022 Contract Vendors: Mr. Scheirman discussed the following contracts with the Board:

- i. Solitude Lake Management
- ii. Acres Services
- iii. Mark Ryan
- iv. Jehn Water Consultants, Inc.
- v. Pinnacle Consulting Group, Inc.

Following review and discussion, upon motion duly made by Director Latham, seconded by Director Gress and, upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Operations and Maintenance Contractors, as presented.

Manager's Report: Mr. Scheirman presented the Manager's Report to the Board including discussion of the election process and renewal of the District's General Liability package insurance through the Colorado Special Districts Property and Liability Pool.

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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 8:02 p.m.

Respectfully submitted,

DocuSigned by:
By: Gael Sheirman
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL NOVEMBER 8, 2021 MINUTES OF THE TIMBERS ESTATES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

DocuSigned by:
D. Hartvigsen
Dave Hartvigsen

DocuSigned by:
Kurt Schwartau
Kurt Schwartau

DocuSigned by:
Robert Latham
Bob Latham

DocuSigned by:
Robert Gress
Bob Gress

DocuSigned by:
Rob Cimiczki
Rob Cimiczki