

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 26, 2023

A special meeting of the Board of Directors of the Timbers Estates Metropolitan District (referred to hereafter as "Board") was convened on Monday the 26th day of June 2023, 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:

Kenny Parrish (via in person), Jason Woolard; Pinnacle Consulting Group, Inc. (via teleconference)
Glenn Curtis, Eileen Hartvigsen, Linda Gress, Mary Anne Thaxton, Lynn Schwartau, Lacey Hartvigsen, Dave Arnold;
Residents
Dave Stubbs, Henry & Edith Sanchez; A Sanchez Landscaping

ADMINISTRATIVE MATTERS

Call to Order/Confirmation of Location and Notice: Director Hartvigsen called the meeting to order at 6:35 p.m. and confirmed the location and notice of meeting.

Declaration of Quorum: Director Hartvigsen noted that a quorum was present.

Agenda: The Board considered the Agenda. Following review and discussion, a motion duly made by Director Gress, seconded by Director Ginieczki and, upon vote, unanimously carried, the agenda was approved, as presented.

At this time, Director Schwartau asked to have Dave Stubbs and Henry & Edith Sanchez speak to the board. Mr. Stubbs had previously provided landscaping services for the District. He has sold his company and assets to Mr. Sanchez. The new landscaping provider will be A. Sanchez Landscaping. Henry and Edith

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Sanchez gave a testimonial of their company and experiences in the Evergreen Area. They are excited to be working with the Timbers Estates Metro District. Upon completion of this announcement, the three parties were excused from the meeting.

Consent Agenda: The Board considered the following items on the consent agenda:

1. Consider Approval of Minutes – May 8, 2023, Special Meeting Minutes.

Following review and discussion, upon motion duly made by Director Gress, seconded by Director Latham and, upon vote, unanimously carried, the consent agenda item was approved pending requested revisions to the May 8, 2023, Special Meeting Minutes noted by the Board.

Community Comments: Mary Ann Thaxton asked that the agenda continue to be emailed to all residents. Dave Arnold made a statement of gratitude to the board members for all of the hard work that they perform daily for the District.

Board Member Comments: Director Schwartau commented on the transition to A. Sanchez Landscaping. A request was also made to ensure that the board is aware of the service schedule from Solitude Lake Management so that other contractors can be notified. Director Ginieczki discussed the process to stock the fishing pond. There was discussion about the appropriate waivers that were needed for residents to utilize the ponds for fishing and ice skating.

MANAGEMENT MATTERS

District Manager's Report: Mr. Parrish reviewed the District Manager's Report with the Board and answered questions.

FINANCIAL MATTERS

Ratification of Claims through June 19, 2023: Mr. Parrish presented the Payment of Claims to the Board for the period ending June 19, 2023, in the amount of \$5,584.78 and answered questions.

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 ending June 19, 2023, in the amount of \$5,584.78.

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Finance Manager Report: Mr. Parrish presented the report crafted by Ms. McFarland. It gave updates on revenues, other income, expenses, and the Divergent Fund.

OPERATIONS MATTERS

Board Member Status Reports and Discussion:

1. **Gatehouse.** Director Latham reported that PCGI was sending a mail communication to all residents about how to request and/or replace gate controllers. There was also discussion about securing a storage unit for items that are being kept in the Gate House. Director Latham reported there will be a furnace inspection scheduled for the fall.
2. **Perimeter Fence.** Director Ginieczki stated the perimeter fence repair has been 99% completed. He has requested a quote for power washing and staining of the “front-facing” portions of the fence.
3. **Roadway Maintenance.** Director Schwartau stated that there was nothing new to report at this time. There will need to be a crack sealer applied in the fall.
4. **Tree Maintenance.** Director Hartvigsen reported that there is not a lot to report. The Ponderosa Pines will need a treatment in August for pine beetles, and the pines in Tract G have “mistletoed”. Treatment for them will need to be scheduled.
5. **Landscape Maintenance.** Director Schwartau introduced the new Landscaping contractor, A. Sanchez Landscaping.
6. **Street Number Signage Replacements.** Mr. Gress suggested that the board needs to find one solution. Currently, there are two options. We need to decide between aesthetics versus survivability so that they can be seen in any event.
7. **Fire Mitigation.** Director Latham stated the Slash Project was a big success.
8. **Reservoir & Pond Matters.** Director Hartvigsen reported that he is having difficulties getting pump electrical needs from the current vendor. He is pursuing other options. The pumping project is still on track for completion this fall. The

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re-stocking of Pond #3 was completed by Director Ginieczki.

- 9. **Potential Property Sale.** Director Hartvigsen stated that Director Gress' residence is under contract.
- 10. **HOA Update.** Director Hartvigsen reported the District will continue dialogue with Pinnacle in regard to providing administrative support with the HOA.
- 11. **Other.** Director Ginieczki completed the replacement of a locking doorknob on the Gatehouse.

OTHER BUSINESS

There was no other business brought before the Board.

ADJOURNMENT


There being no further business to come before the Board the regular meeting of the Timbers Estates Metropolitan District adjourned at 8:23 p.m.

Respectfully submitted



Secretary for the Meeting

THE BOARD OF DIRECTORS SIGNING BELOW:


Dave Hartvigsen
Bob Latham
Rob Ginieczki
Kurt Schwartau

Bob Gress

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