

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
June 24, 2024

The Regular Meeting of the Timbers Estates Metropolitan District was held via Zoom and Teleconference and in person at the Timbers Estates Gatehouse on Monday, June 24, 2024, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Dave Hartvigsen, President & Chairperson
Gary Elliott, Director
Glenn Curtis, Treasurer
Rob Ginieczki, Assistant Secretary

Directors Absent but Excused:

Bob Latham, Secretary

Also in Attendance:

Kenny Parrish, Wendy McFarland, Matt Sorenson, and Andrew Kunkel;
Pinnacle Consulting Group, Inc.
Mary Anne Thaxton; Member of the Public.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Timbers Estates Metropolitan District was called to order by Director Hartvigsen at 6:33 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Hartvigsen noted that a quorum was present, with four out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Parrish noted there were no Conflicts of Interest for any members of the Board of Directors.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Elliott, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

RECORD OF PROCEEDINGS

Public Comment:

Mary Anne Thaxton inquired into the selection of the District's snow removal contractor for the 2024/2025 snow removal season and Director Hartvigsen responded.

Director Comment: Director Elliot inquired into the creation of a District FAQ regarding pine beetle identification for infected trees and Director Hartvigsen responded.

CONSENT AGENDA

Director Hartvigsen reviewed the items on the consent agenda with the Board. Director Hartvigsen advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Curtis, seconded by Director Latham, the following items on the consent agenda were unanimously approved, ratified, and adopted as amended to change Director Hartvigsen to Director Ginieczki on page three Operations Items, Section 2, Perimeter Fence of the March 25, 2024, Regular Meeting Minutes and to update Section 4, Tree Maintenance to increase the number trees removed in an amount of approximately 950 trees, and to add a discussion regarding the Election of Officers following Other Matters resulting in Director position title changes to reflect Director Latham's Director title of Secretary and Director Curtis Director title of Treasurer.

- A. Minutes – March 25, 2024, Regular Meeting.
 - B. Payment of Claims.
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DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Board. Mr. Parrish highlighted Director Latham's successful completion of Gatehouse projects and Solitude Lake Management's monthly reporting. Director Hartvigsen noted the excellent condition of District's lakes compared to 2023. Director Ginieczki noted subsurface vegetation growth in Pond three and Mr. Parrish provided an update regarding the implementation of Streamline for website accessibility services.

FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's Report to the Board and answered questions.

RECORD OF PROCEEDINGS

2023 Audit Exemption: Ms. McFarland presented the 2023 Application for Exemption from Financial Audit to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Curtis, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to ratify the 2023 Audit Exemption, as presented.

OPERATIONS ITEMS

1. Gatehouse: Director Hartvigsen presented the Gatehouse update to the Board on behalf of Director Latham. Director Hartvigsen noted RMAC's successful repair of the exit gate keypad to address intermittent functionality and entry gate closing times. Director Hartvigsen described recent repairs to roofing tile and noted items to be completed following the contractor's acquisition of needed materials. Director Ginieczki noted his satisfaction with the work completed and noted a cracked tile in need of replacement.
2. Perimeter Fence: Director Ginieczki discussed the successful completion of Perimeter Fence repairs and noted areas requiring additional minor improvements. The Board discussed the additional improvements to be completed and considered options for changes to guardrail fencing.
3. Roadway Maintenance: Director Hartvigsen discussed annual Roadway Maintenance to include crack fill maintenance and asphalt sectional replacements. Director Hartvigsen noted the routine nature of crack fill maintenance and emphasized the need to plan asphalt sectional replacements annually.
4. Tree Maintenance: Director Hartvigsen discussed the successful removal of beetle infected trees during the last two years. The Board discussed the removal of trees boarding an Xcel Energy easement and discussed the health of trees in the individual District tracts.
5. Landscape Maintenance: Director Hartvigsen discussed Director responsibilities for Landscape Maintenance and noted this was the responsibility of a previous member of the Board. The Board highlighted the need for weed control in District tracts and emphasized the importance as it relates to fire mitigation.

RECORD OF PROCEEDINGS

6. Street Number Signage Replacements: Director Ginieczki discussed the finalization of Street Number Signage Replacements with the Board.
7. Fire Mitigation: Director Hartvigsen discussed the current condition of the District regarding Fire Mitigation and highlighted potential plans for tree removal and noted the health of each individual tract.
8. Reservoir & Pond Matters: Director Hartvigsen noted the exceptional health of the District Reservoirs and Ponds and referenced the recent completion of the pumping station and mentioned the Reservoirs and Ponds were filled with surface water this season.
9. HOA Update: It was the decision of the Board to table this item.
10. Other: Director Hartvigsen discussed his and Director Ginieczki's efforts to maintain the District's trees over the years through the use of personal property. Director Hartvigsen requested the Board approve the reimbursement for new saws for him and Director Ginieczki. It was the decision of the Board to approve the reimbursement of new saws for Director Hartvigsen and Director Ginieczki and to ratify the action at the next regular Board meeting. Director Hartvigsen discussed the Districts snow removal contractor and the Board discussed considering options for the 2024/2025 season. Director Ginieczki discussed needed masonry repairs for a District wall and the Board provided Director Ginieczki direction to proceed with repairs.

LEGAL ITEMS

Lot 15 Addendum to 1989 Agreement & Resolution Authorizing Addendum to Agreement – Lot 15 Special Water Charge: Director Hartvigsen provided background regarding the origin of the Lot 15 1989 Agreement and discussed the need for an addendum. Following review and discussion, upon a motion duly made by Director Curtis, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to approve the Lot 15 Addendum to 1989 Agreement & the Resolution Authorizing Addendum to Agreement – Lot 15 Special Water Charge, as presented.

RECORD OF PROCEEDINGS

Intergovernmental Agreement with Evergreen Fire Protection District & Resolution Authorizing Execution of the Intergovernmental Agreement with Evergreen Fire Protection District: Director Hartvigsen provided background regarding the need for the Intergovernmental Agreement with the Board. Following review and discussion, upon a motion duly made by Director Curtis, seconded by Director Ginieczki, and upon vote, unanimously carried, it was

RESOLVED to approve the Intergovernmental Agreement with Evergreen Fire Protection District & Resolution Authorizing Execution of the Intergovernmental Agreement with Evergreen Fire Protection District, as presented.

Executive Summary from CEGR – Update on Property Tax Legislation and Initiative: Mr. Parrish presented the Executive Summary from CEGR and update on Property Tax Legislation and Initiative to the Board and answered questions.

DIRECTOR ITEMS

There were no Director Items to come before the Board.

OTHER MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Curtis, seconded by Director Elliot, and upon unanimous vote, the meeting was adjourned at 8:20 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,



Andrew Kunkel, Recording Secretary for the Meeting