

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
March 25, 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, March 25, 2024, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Dave Hartvigsen, President & Chairperson
Bob Latham, Treasurer
Glenn Curtis, Secretary

Directors Absent but Excused:

Rob Ginieczki, Assistant Secretary

Also in Attendance:

Kenny Parrish, Wendy McFarland, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Mary Anne Thaxton and Gary Elliot; Members 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 6:31 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Hartvigsen noted that a quorum was present, with three out of four 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 Latham, seconded by Director Curtis, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

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Appointment to Fill Board Vacancy: Director Hartvigsen acknowledged the resignation of Director Schwartau and thanked him for his years of service and dedication to the District. Director Hartvigsen recommended the Board table the Appointment to Fill the Board Vacancy until the end of the meeting.

Public Comment:

Mary Anne Thaxton stated she was relieved the Board did not implement signs three feet in height due to recent snow accumulation and also noted her appreciation of Mr. Elliot's interest in serving on the Board.

Director Comment: There were no Director Comments received.

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:

- A. Minutes – September 25, 2023, Regular Meeting, November 13, 2023, Regular Meeting.
 - B. Payment of Claims.
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DISTRICT MANAGER
ITEMS

Insurance Claims Update: Mr. Parrish provided the Insurance Claims Update to the Board and answered questions.

Century Link/Entry Gate Update: Mr. Parrish provided the Century Link/Entry Gate update to the Board and answered questions.

District Manager's Report: Mr. Parrish presented the verbal District Manager's Report to the Board and answered questions.

FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland reviewed the unaudited Financial Statements for the period ending December 31, 2023, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Latham, seconded by Director Curtis, and upon vote, unanimously carried, it was

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RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2023, as presented.

OPERATIONS ITEMS

1. Gatehouse: Director Latham noted he recently inspected batteries for the gate system and is currently waiting for contractor commitment for an additional inspection. Director Latham also noted an upcoming electrician appointment to address a photo sensor and also noted an upcoming inspection appointment for the Gatehouse furnace.
2. Perimeter Fence: Director Ginieczki provided a written update (due to his absence) regarding fence painting and repairs and noted improvements compared to twelve months prior.
3. Roadway Maintenance: Director Hartvigsen noted satisfaction with the work completed by the District's Roadway Maintenance contractor during the summer season.
4. Tree Maintenance: Director Hartvigsen noted the removal of trees throughout the District including Tract F.
5. Landscape Maintenance: Mr. Elliot requested clarification of maintenance responsibilities for retaining walls in the District and Director Hartvigsen responded.
6. Street Number Signage Replacements: Director Hartvigsen noted a decision had not been made regarding replacements for Street Number Signage. The Board discussed fireproof signage and Mary Anne Thaxton noted a community sign that could be used as a reference.
7. Fire Mitigation: Director Hartvigsen noted that 950 trees have been removed from the District since he purchased his property and highlighted ongoing Fire Mitigation efforts. Director Latham requested clarification regarding slash pile cleanup and Director Hartvigsen responded.
8. Reservoir & Pond Matters: Director Hartvigsen discussed the District's water rights obligations for diverting and releasing water annually and noted Evergreen Reservoir may fill naturally in 2024. Mr. Elliot requested clarification regarding the removal of a deceased elk from the reservoir and Director Hartvigsen responded.

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9. HOA Update: It was the decision of the Board to table the HOA Update.

10. Other: Director Hartvigsen noted issues with the District's snow removal contractor and requested opinions from the other members of the Board. Director Hartvigsen recommended implementing Goat weed control for the 2024 season.

LEGAL ITEMS

Resolution Designating Location to Post Notice: Mr. Parrish presented the Resolution Designating Location to Post Notice to the Board. Following review and discussion, upon a motion duly made by Director Curtis, seconded by Director Latham, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Designating Location to Post Notice, as presented.

DIRECTOR ITEMS

Lot 15 Water Allocation Discussion: Director Hartvigsen provided a historical overview of Lot 15 Water Allocation fees to the Board and answered questions. Director Hartvigsen stated his belief that a fair and equitable arrangement could be made in the future and that the Board should continue discussions on this matter.

OTHER MATTERS

Appointment to Fill Board Vacancy: Mr. Parrish addressed the Board noting there is one interested candidate to fill the vacancy on the Board of Directors. Following review and discussion, upon a motion duly made by Director Curtis, seconded by Director Latham, and upon vote, unanimously carried, it was

RESOLVED to appoint Gary Elliot to the Board of Directors.

The Board entered into a discussion regarding the Election of Officers. Director Latham and Director Curtis requested to exchange duties and corresponding Director titles. Director Curtis was elected to the office of Treasurer and Director Latham was elected to the office of Secretary.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:09 p.m.

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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