

Colorado's Timber Ridge Metropolitan District
Regular Board meeting minutes
March 18th ,2013

Board members present: Jim Nylander, WB.Wood, Stewart Sampson and Ivo Brieven.
Ken West has a justified absence.

Members present: Shelley Low

Ivo Brieven opened the meeting at 07.00 PM.

1. Quorum:a quorum was established.

2. Open forum: no comments.

3. Approval of regular Board meeting minutes of 02/18/13:Ivo Brieven moved and WB.Wood seconded to approve the minutes subject to two small typo corrections. The motion passed unanimously.

4. Insurance coverage: A \$ 63.67 rebate check will be received on the insurance premiums paid because CTRMD participated in both Property & Liability and Workers Comp programs producing an 8% discount on general liability and crime contribution.

As required by Colorado's statutes, notices are posted at the club house about workers comp for Directors.

5. Marketing lots 1,2,5,6,7 &8: The advertisement was published in the Pagosa Sun on 03/07 and 03/14. The third and last one will be published on 03/21 and to improve marketability Shelley Low changed lot prices as "starting from \$ 279,000" instead of individual listed lot prices . So far, no response.

Shelley Low was contacted by the Berry's for marketing their lots 3 & 4 . Stewart Sampson moved and Jim Nylander seconded to grant Shelly Low permission to do so. The underlying reason for this decision is that by doing so CTRMD keeps a certain control over the list prices of these two lots. If these lots are listed by another realtor, all control is lost.

6. 2012 audit exemption application: Attorney Bud Smith has filed the application with the State Auditor's office. It needed to be done before March 31st 2013. The land values mentioned are \$ 191,999. An explanation of this amount is awaiting the outcome of Bob Milford's discussion with the CPA preparing the CTRHOA's 2012 tax return.

7. Things done since the January 21st regular Board meeting: The Department of Local Government's (DLG) User ID number (EF66380T7P) for access to their e-filing portal was received and following documents were filed:

- Contact info

- Transparency notice
- Canvas board certificate of elections
- Oaths and bonds
- Directors info

To view CTRMD's available filings, go to www.dola.colorado.gov/lgis

8. Things still to do:

- Based on the advice of attorney Bud Smith it was agreed that CTRMD doesn't need by-laws as everything is very closely regulated by Colorado's statutes as to what can and cannot be done in a Metro District. By-laws would mainly consist of a repetition of statutes already in existence.
- Ivo Brieven drafted a "Conduct of Meeting Policy and Procedure" based on CTRHOA's one, but adapted to Metro District requirements, which are quite different. This policy was reviewed by attorney Bud Smith. Executive sessions require electronic recording and a small change was made to the text to the effect that such recording must be kept for 90 days after the meeting in the event a person challenges the validity of an executive session. As the corrected text was not available, the Board's approval of the policy was postponed until next meeting.
- Preparation for November 5th 2013 election: the County Clerk June Madrid confirmed that this election will be a coordinated one and that she will be sending out participation letters within a month. Once received, Ivo Brieven will send her a formal letter of participation. Attorney Bud Smith will send a draft of election questions that he recommends the Board places on the ballot including a mill levy approval, a deBrucing question and a waiver of term limits.
- Preparation of 2014 budget: an e-mail was sent to all Board members and Finance Committee members with the request to start thinking about items to be included. They were also sent sample budgets of other nearby Metro Districts. The schedule looks as follows:
 - as a practical matter a budget needs development by August so the election questions can be drafted, approved and certified by the clerk at least 60 days prior to the election.
 - a draft budget must be submitted to the Board before October 15th.
 - a budget hearing (needs publishing in the local newspaper) is required and could coincide with the November meeting after the election.
 - certify the mill levy before December 15th.
 - adopt a budget before December 31st.

9. HUTF update: March 15th Bob Milford sent an e-mail advising the Board that he had met on 03/12 with Todd Star and the BOCC and on Friday 03/15 with Todd Star, Ken Feyen and reps from all the local Metro Districts receiving HUTF. The Board was unaware of these meetings. The basic conclusion was that all Metro Districts agree with (1) a corrected calculation of their share of the HUTF, (2) that CTRMD should be treated the same as the other districts, but (3) disagreed with the equal sharing of the \$ 5,000 shortfall for the County by the districts. If all materializes according to plan, CTRMD should collect \$ 42,910 annually commencing in July 2014. County attorney and interim

administrator Todd Star plans to put the HUTF issue on the agenda of the April 2nd BOCC meeting and a good turnout by CTRMD members is essential. When CTRMD's service plan was approved by BOCC in the fall of 2012, they did not approve the "Agreement for public highway maintenance". That still needs approval.

10. Financials: The February 2013 financials were reviewed. It looks like the snow plowing expense will remain well under budget, whereas the legal expenses are already over budget. The second installment of \$ 10,000 of the CTRHOA funding of \$ 75,000 was received. Treasurer Stewart Sampson confirmed that he has internet access to CTRMD's account at Citizens Bank.

11. Other business: Winter parking of road grader used for snow plowing at club house: A request by one member was received to move that grader based on the allegation that it is a violation of the CC&R's , an eyesore and negatively impacts selling of the adjacent 35 acre lots.

It is not a violation of the CC&R's as the restrictions mentioned refer only to lots, not common areas. Parking the road grader there is a big convenience for CTRMD as it reduces CTRMD's cost and speeds up the time the plowing can commence. The road grader is not visible from Shooting Star Drive and only the top of the cabin is visible from Bristlecone Drive beyond the asphalted part. The available people living on the East side of Shooting Star Drive were consulted and none of them had any problems with it and thought that is was a big convenience. The Board may consider allowing parking there from January 1st to March 1st or even restrict it completely once the club house is nicely furnished and being used for functions other than just board meetings. No decision could be made by the Board as this item was not listed on the published agenda.

12. Next meeting: is scheduled for Monday April 15th 2013.

13. Adjournment: the meeting was adjourned at 08.35 PM.