

Colorado's Timber Ridge Metropolitan District
Regular Board meeting minutes
April 21st, 2014

Board members present: Ivo Brieven, WB.Wood, and Ken West. Gregg Saffer and Stewart Sampson has excused absences.

Members present: Shelly Low, Wayne Kennedy, Jack and Mary Peck.

Ivo Brieven opened the meeting at 07:00 PM.

1. Quorum: a quorum was established.

2. Open forum: Shelly Low suggested that we run all improvements being made through the IRC just to be sure we are conforming to all the rules. Ken West, a member of that committee, said he would take the roof attachment request for the barbeque at the clubhouse to the IRC for approval along with the road improvement between Cool Pines Drive and lot#3, and also the 10' walking trail easement on lot#4.

3. Approval of regular Board meeting minutes of 03/17/: Ivo Brieven moved and WB. Wood seconded to approve the regular board meeting minutes. All approved.

4. Marketing lots 5,6,7, & 8: Shelly Low reported they have had no one look at the properties this month. She did mark the corners of all the lots to make them easier to show.

Lot #7 & 8 fence problems with the Quintanas: Bud Smith drafted a letter offering to pay 50% of the expenses of moving the fence to its proper place. Bud Smith billed the CTRMD \$550 for researching CO adverse possession and fencing law and drafting the letter.

Ivo Brieven motioned to send the letter as written, Ken West seconded, all approved.

5. May 6th, 2014 Director election: Stewart Sampson, Ken West, and Greg Saffer were elected by acclamation and will be sworn in for their next term at the first opportunity after May 6th. As it doesn't need to be done in an open meeting, it can be done any time after that date.

6. SDA workshop: The SDA will hold a workshop in Durango on June 9th dealing with "What the law requires of Board members and how to do it wrong". The fee per person is \$30 and all Board members are encouraged to attend. Board members should let Ivo know via e-mail as soon as they check their schedules.

7. Maintenance work: Paving roundabout at end of Cool Pines Drive: Ivo Brieven drafted some specs and it will go out for a bids to 3 contractors: Strohecker, Leeder Construction and Kendall Asphalt. A decision will be made at the May 19th Board meeting.

Access road to the clubhouse and adjacent parking area: received following bids for importing 186 tons of 1.5 screened clean gravel, evenly spread gravel over 12' wide access road + parking area adjacent to the clubhouse, water in and compact with roller:

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| 1. Colorado Rock & Dirt Excavation: | \$8,928.00 |
| 2. GC's Multi-Service LLC | \$8,096.00 |
| 3. Honda Hauls | \$7,575.57 |

Ivo Brieven motioned to accept Honda Hauls bid and proceed with the job. Ken West seconded and all approved.

There is no provision for this expenditure in the 2014 budget, but the Board agreed it could come out of the savings the CTRMD made in snow plowing this winter.

Strohecker's long term maintenance contract: (of which all Board members received a copy) it offers a 3-5 years contract for sealing at \$ 0.175 per sq.ft. and \$ 0.88 per linear feet of crack filling with a material (which is 75% of contract price) adjustment clause of 5% up or down for material prices. Ivo Brieven will make the contract much more explicit as to the specifications of sealing and crack filling, then the Board will vote on approving it at the May 19th meeting.

Stroheckers bid for sealing Cool Pines Drive this summer: The bid price is \$36,960.00 at \$ 0.175 per sq.ft. for 211,200 sq.ft. Last year we paid \$ 0.18 for Bristlecone Drive. As in the 10/30/13 addendum agreement for crack filling, Strohecker agreed to refill any and all cracks that reopened for free.

Ivo Brieven motioned to award Strohecker this bid, Ken West seconded and all approve.

Establish weed control committee: Ivo Brieven talked to Susan Milford, who is a master gardener, and she is willing to head up that committee provided the job can be done on her schedule. She and Bob Milford will recruit people to assist her and her task will be to get rid of all the noxious weeds in the common areas and come up with a program to get rid of noxious weeds on private lot as required by CC&R's. In coordination with Susan, Ivo Brieven will purchase all the chemicals needed and continue to spray the right of ways alongside the roads. The Board all agreed on this.

As per the CTRHOA/CTRMD agreement for service, it will be the responsibility of CTRMD to take care of the common areas. As getting rid of noxious weeds on private lots, that is a CC&R's enforcement matter and comes under the purview of CTRHOA.

Workdays are scheduled for the following Saturdays: May 10th, May 31st, and June 28th.

The Board agreed to pay for lunch for the workers on those days.

Saturday May 3rd will be the annual spring clean-up day.

8. Financials: March financials: According to tax distribution statement for March 2014 from Archuleta County, CTRMD will be receiving \$10,767.49 in property, specific ownership and HUTF taxes.

9. New sewer pipe and road crossings: On Thursday 04/17 Ivo Brieven and WB. Wood met with Gregg Mayo, PAWS Project Manager. There it was learned that apart from a 10" sewer line, a 12" diameter drinking water line will go into the easement, each ditch 10 feet apart. In that meeting the pros and cons of core boring versus open ditch were discussed. With core boring, the boring will be a couple inches in excess of the pipe diameter to accommodate the bell or sleeve where the pipes overlap. That void cannot be filled and may eventually lead to a dip in the road. An engineering drawing was submitted for handling open ditch road crossing, whereby a 7" thick concrete steel reinforced "bridge" will be built extending 1.5 feet on each side of the ditch. The compaction of the material under the "bridge", inclusive the 4" thick 1.5 minus and the 4" thick ¾ minus road base, must meet the 90% of AASHTO T-180 standard. This will be checked and certified by Trautner Geotech out of Durango. The concrete bridge will consist of 4,000 PSI concrete. On top of that will go a 4" layer of asphalt and the joints will be sealed with a hot asphaltic sealant. The contractor will not guarantee core borings, but will give a two years warranty on open ditch crossings.

Ivo Brieven will e-mail Gregg Mayo to confirm all this will be complied with.

10. Any Other Business: Cool Pines Drive needs to be walked and surveyed for shoulder work in need of repair. Ivo Brieven and Ken West will do it at a to be determined date.

11. Next Meeting: Monday May 19th, 2014.

12. Adjourn: Meeting adjourned at 8:15 pm.