

**Colorado's Timber Ridge Metropolitan District
Regular Board meeting minutes
September 15th, 2014**

Board members present: Ivo Brieven, Ken West, Gregg Saffer, Garry Lassman and Stewart Sampson.

Public present: Bob Milford, Gary and Jeanie Woods.

Ivo Brieven opened the meeting at 07:00 PM.

1. Quorum: a quorum was established.

2. Public comments: None

3. Resignation of W.B. Wood and appointment of Garry W. Lassman: The Board wishes to express its thanks and appreciation to W.B. Wood for his 22 months of service as a CTRMD Board member and wishes him all the best in his future endeavors.

Ivo Brieven motioned to appoint Garry W. Lassman to replace W.B. wood as a Board member on the CTRMD, Greg Saffer seconded and all approved.

Garry Lassman took the Oath of Office. The Board signed and attests Notice of Appointment of Garry Lassman.

Ivo Brieven motioned to remove W. B. Wood as signatory on Citizens Bank account and replace him with Garry W. Lassman. Stewart Sampson seconded and all approved.

Gregg Saffer assigned a ctrmd.org e-mail address to Garry Lassman and removed W. B. Wood.

4. Approval of regular Board meeting minutes of August 18th, 2014: Ivo Brieven moved and Stewart Sampson seconded to approve the regular board meeting minutes as written. All approved.

5. Marketing lots 5,6,7, & 8 The new and much better fence was installed in the correct location by Andrew Carroll, who did an excellent job.

Ivo Brieven signed and had notarized a "boundary agreement" between CTRMD and the Quintana's revocable trusts, owners of the adjacent property. We are still waiting for a Quintana counter-signature and the collection of \$1,000.

6. Maintenance work: The sealing of Cool Pines was finished Friday 09/12. The bid price was \$36,960.

Paving the roundabout at the end of Cool Pines is scheduled for the end of September. We will cut back the paved part to a 43 foot radius plus 2 feet of shoulder so that we can cut back 540 sq.ft. of paving to partially cover the cost of additional dirt work resulting from the location of the roundabout. Ivo Brieven will get a quote for the additional expense from Strohecker.

In the CTRHOA Board meeting of 09/08 it was agreed to postpone the repair work to the gates on the emergency roads until 2015. It was suggested that we refurbish the gates and close them with just a chain to restrict traffic going up and down that road. Greg Saffer, with the help of Brian Rippey, will work on restoring them to working order next spring.

7. 2015 Reserve Study: Originally Reserve Association came back with a bid of \$11,900 of which \$5,900 + \$700 travel was for Engineer Nate Dowden and \$5,300 for Reserve Associates. This was rejected. Alternatives are to get bids from Reserve Advisors, Miller Dodson Associates or McCafery Reserve Consulting and maybe others. Another alternative is to get an opinion as to current conditions, maintenance programs and future lifetimes of roads from Davis Engineering. Ivo Brieven and Greg Saffer met with Mike Davis on 09/09 and he will come up with a bid for the 2015 budget. After rejecting their first bid, Reserve Association came back with a second more reasonable bid of \$2,400 with site visit and \$1,200 without site visit. In the 2015 reserve study the clubhouse and equestrian center should be included.

After considerable discussions, the Board decided not to do a reserve study until at least 2016 as scheduled. However with concern of the condition of Bristlecone Drive below Kelsey Drive, Ivo Brieven will talk to the Archuleta County Road Maintenance people and see what their thoughts are. Then if we still are not satisfied on how to proceed with preventive maintenance, we will contact Davis Engineering for further advise.

8. Financials: Reviewed August 2014 financials.

On August 20th the County Assessor produced the preliminary certification of the district's assessment valuation. The assessed valuations increased by \$234,290 from \$8,535,240 in 2013 to \$8,769,530 in 2014. The actual valuations increased by \$2,684,400 from \$72,201,570 in 2013 to \$74,885,970 in 2014 or by 3.72%.

2015 budget: CTHOA has mentioned budget items in their meeting of 09/08. An e-mail with these recommended expenditures was received from CTRHOA. One of the items mentioned verbally was the eradication of the prairie dogs around the clubhouse, equestrian center, and common areas in that vicinity.

Other items are:

- Mow the sides of the roads in August.

- Continue weed control in right of ways and common areas.

- Fire mitigation in common areas (Barbara Kennedy will provide a budget number).

- Address water in pond by mailboxes.

Mow trails to make them easier to identify.
Add new trails as proposed and approved by CTRHOA.

Time for an initial 2015 budget meeting: Ivo Brieven, Stewart Sampson, and Gregg Saffer will meet at the clubhouse on Thursday 09/18 at 9am to discuss the 2015 budget.

Ivo Brieven motioned and Ken West seconded that Stewart Sampson be appointed as qualified person to submit a proposed budget to the Board by Oct. 15th, 2014. All approved.

9. Other Business:

It was determined that Linda Rigney still has a credit card on file with Network Solutions. Gregg Saffer has told Network Solutions to bill him instead.

Ken West and Gary Lassman volunteered to help Ivo Brieven measure cracks on all roads except Cool Pines. Dates have not yet been determined.

Retention pond: No updates available as to what type of chemicals will be used to control the algae in the pond.

E-mail correspondence was exchanged in regard to an inquiry by an CTRHOA Board member regarding connecting the Northern end of Tract "S" with Shooting Star Dr. Ivo Brieven said it can easily be done by expanding the existing 20' wide "installation and maintenance of public and private underground utilities" perimeter easement with a "trail use" as was done when PAWS was granted an easement to access their lifting station. Ivo Brieven motioned and Ken West seconded to amend the existing 20' wide "installation and maintenance of public and private underground utilities" perimeter easement from the Southwest corner of lot 6 Phase 5, thence Eastwards 523.62 feet along the South line of said lot 6 to the Northeast corner of Tract S to add "trail use". All approved.

Problems arose with the water heater in the clubhouse. A pressure reduction valve was installed and this solves the immediate problem. The Board agreed to defer replacing the water heater until absolutely necessary.

Update on pipelines road crossings:

Bottom Bristlecone is finished apart from removal of the bypass and retracing the shoulders and ditches.

Top of Bristlecone: 7" layer of concrete is poured and currently curing. Still waiting for the compact certifications. It will be followed with a 4" layer of asphalt.

Heath and Yarrow: As proper compaction could not be obtained, the trenches were dug out and filled with "float fill" that is currently curing. It will be followed by a 7" steel reinforced concrete and a 4" layer of asphalt.

Ground water is being pumped out of that 25' deep hole for the lifting station at the bottom of Bristlecone Dr. in a natural drainage area for all of CTR. Ivo Brieven will check when that hole will be filled.

10. Next Meeting: Monday October 20th, 2014.

11. Adjourn: Meeting adjourned at 8:40pm.