

Colorado's Timber Ridge Metropolitan District

Regular Board meeting minutes

October 20th 2014

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Board members present: Ivo Brieven, Stewart Sampson, Greg Saffer, Garry Lassman.

Public present: Barbara & Wayne Kennedy

1. Quorum: A quorum was established. Ken West has a justified absence.

2. Public comments: None.

3. Approval of minutes of regular Board meeting of September 15th 2014: Ivo Brieven moved and Stewart Sampson seconded to approve the regular Board minutes as written. All approved.

4. Marketing lots 5,6,7 & 8:

- Shelley Low reported that the sale of lots # 7 & 8 fell through because of the high cost of getting the utilities in > \$ 100,000. She will be requested to obtain an estimate as to the cost of bringing the utilities to these lots.
- Ivo Brieven signed and had notarized a "boundary agreement" between CTRMD's lots # 7 & 8 and the Quintana's revocable trusts, owners of the adjacent property. The Quintanas counter-signed the agreement and the \$ 1,000 were collected. It was recorded at the Archuleta Clerk's office under # 21405464.
- Trail easement lot # 6: as approved in the 09/15 meeting Ivo Brieven drafted and attorney Bud Smith slightly amended the wording of a "Grant and Reservation Easement" whereby to the existing easement for underground utilities on the South side of lot # 6 from Shooting Star Eastwards to the Northeast corner of Tract S "trail use" was added. That easement was recorded with the Archuleta County Clerk's office on 10/09 under # 21405874. Now there is a trail connection between Tract S and the roundabout at the end of Shooting Star.

5. Maintenance work:

- Paving the roundabout at the end of Cool Pines is scheduled for the second half of October. The bid price is \$ 26,405. There may be some additional costs for dirt moving and importing 3" minus base material. As it runs pretty late in the season before the job can get done, the Board agreed to postpone this job until next year provided that this is not in violation of the sale agreement of lot # 2. Ivo Brieven will check this.
- In the last meeting it was decided to cancel the reserve study for next year and that Ivo Brieven should talk to the Archuleta County Road and Bridge people regarding the lower part of Bristlecone Dr. On October 7th Ivo Brieven talked to Ken Feyen who was aware of the condition of that part of Bristlecone as he was out there with Mike Ward a couple of years ago. As indicated in an e-mail to the Board, he agrees that something needs to be done in this regard in the not too distant future. His suggestion was to tack coat that piece of road, put a fabric material over it and then do a 1.50-2.00 inch overlay. According to him an experienced engineer

should survey the road and draft the proper specifications for the work to be done in light of that survey. He highly recommends Davis Engineering as no one is around here nor Durango with the same qualifications. Whatever the cost are, he is of the opinion that this is money well spent. Stewart Sampson stated that he is opposed in general to a significant project of the repaving at this time on the grounds that the condition of the road is not bad enough to warrant the large expenditure for such work. The Board then decided that all Board members should walk that section of road and then come up with a plan. Stewart Sampson is not opposed to some minor patching if the walk of that section indicates that it is necessary.

- Fire line to club house: the leak in the fire line running from the West side of Shooting Star to the club house has been repaired. The leak was smack in the middle of the road and the road had to be dug up over its full width. It was discovered that when the pipe was installed through a core bore the pipes were not put together properly. From this one can conclude that when the developer Machock put in that pipe, it was never properly pressure tested. The total cost of the repairs amounts to \$ 2,969.75. The Board wants this section of Shooting Star to be repaved before the winter, although it will in all probability settle in the future creating a dip.
- Crack filling: Ivo Brieven with the help of Ken West and Garry Lassman measured the cracks in all the CTR road except Cool Pines and it amounts to 18,949 linear feet. At the contract price of \$ 0.88 per linear foot this amounts to a\$ 16,587 expenditure. To ensure no further deterioration of the roads during the winter months, the Board decided to proceed with this expenditure in 2014.
- Fall clean-up day: scheduled for Saturday November 1st. Barbara Kennedy, CTRHOS's President, will inform the membership.

6. Financials:

- Review September 2014 financials : Greg Saffer indicated that he has omitted about \$ 2,700 of earned interest in the September financials . This will be corrected in the October financials. Stewart Sampson will check with Betty Diller, Archuleta County's Treasurer, as to when the HUTF Tier 1 funds will be paid.

- In resolution 2013-06 \$ 112,470 was appropriated for operating and non-operating expenditures for 2014. Right now it looks as that appropriation will be exceeded:

09/30 operating expenses	27,247
09/30 non-operating expenses	48,092
Estimated utilities + misc. expense until 12/31/14	3,000
Paving roundabout at end of Cool Pines	26,405
Crack filling	16,587

	121,331
Appropriated	- 112,470
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Overspending	\$ 8.861

Non-budgeted 2014 expenditures	
Gravel driveway to club house	7,000
Fence	8,000
Fire line repairs	3,000

	18,000

As indicated under item 5 above, the Board decided to postpone the paving of the roundabout until the spring of 2015 subject to the afore-mentioned provisions.

- 2015 budget: a provisional budget was submitted to the Board on October 7th. In light of what is stated under item 5, the Board agreed to increase the crack filling from \$ 4,400 to \$ 15,000 based on the latest crack measurements. In 2013 \$ 18,240 was spent; this year we will spend \$ 16,587. Once the October financials are available, better 2014 estimates will be produced. On November 5th a notice will be published in the Pagosa Sun announcing a budget meeting scheduled for November 17th. In that meeting a resolution must be adopted setting the 2015 mill levy, which, of course, will remain at 10. Stewart Sampson, Greg Saffer and Ivo Brieven will sit together around 11/07 to finalize the 2015 budget by the November meeting.

7. Other business:

- Update on pipelines roads crossings: the road crossings at the upper part of Bristlecone and Heath have been fixed. The one at Yarrow will be asphalted as soon as Strohecker is ready. On Tuesday 10/14 Ivo Brieven sent an e-mail to Gregg Mayo requesting that before the winter the ditches and shoulders at all road crossing be restored to their original condition with compacted ¾" minus on the shoulders. Also that the by-pass at the bottom of Bristlecone Dr. be removed and the ditch and shoulder restored. Today Gregg Mayo at PAWS confirmed that he has passed on my e-mail to Hammerlund and it will be taken care of. It was mentioned that the paving of the upper Bristlecone road crossing is not up to par. Ivo Brieven will bring it to the attention of PAWS and Hammerlund.

8. Next meeting : Monday November 17th 2014.

9. Adjournment. Meeting adjourned at 07.57 PM.