

Colorado's Timber Ridge Metropolitan District

Regular Board Meeting minutes

April 20th 2015

Board members present: Ivo Brieven, Greg Saffer, Garry Lassman. Ken West and Stewart Sampson have justified absences.

Public present: Barbara & Wayne Kennedy, Bob Turner

1. Quorum: a quorum was established.

2. Public comments: none

3. Approval of minutes of regular Board meeting of March 16th 2015: Ivo Brieven motioned to approve the March 16th 2015 minutes as written. Garry Lass man seconded and all approved.

4. Sewer and water to lots 7 & 8.

- On March 26th three Board members took some measurements as to the length of sewer and water pipes that would be required to run these utilities to the junction of lots 7 & 8. Two alternatives were looked at:
 - A. for water from the existing fire hydrant on the NE side of the club house to that junction (1,074 feet) and for the sewer from the existing manhole on the North side of the club house to that junction (1,204 feet).
 - B. For water from the West side of Shooting Star to that junction (1,228 feet) and for the sewer from an manhole on the East side of Shooting Star to that junction (1,153 feet).
All these utilities would run in the right of way on the North side of Bristlecone Dr.
- As the distances under alternative A for the sewer are marginally longer and for the water marginally shorter, alternative A was dropped.
- On March 30th Ivo Brieven met with Bob Hart of Hart Construction in which it was learned that the cost of installing the water under alternative B would be about \$ 45,000 + \$ 20,000 for the core bore under Shooting Star. The cost of running the sewer under alternative B would also be about \$ 45,000, but without the cost of core boring. However, it would require a lifting station at the junction of lots 7 & 8, the cost of which is unknown at the moment.
- Another alternative that came about is to run a sewer pipe from the existing manhole North of the club house to point F on the plat where the driveway accessing lot 7 widens and there split it into two 1 ¼" dia pipes running to lots 7 & 8. Then owners of lots 7 & 8 can hook up their E-One grinder pumps. The 6" dia water pipe would be extended from the current fire hydrant at the club house to that same point F.
- On April 6th Ivo Brieven met with Art Dilione of Bartlett & West (doing all the engineering work for PAWS) and there it was learned that as regards the sewer one 2 " dia pipe from the manhole to point F would suffice. For the rest Art Dilione agreed that this latest proposed plan is certainly feasible engineering wise. One of the remaining problems is to convince PAWS of that plan as the existing water and sewer pipes to the club house are private lines.

- Ivo Brieven requested Art Dilione to submit a cost estimate of doing the engineering work, which he did on April 14th and was distributed to all Directors. The estimated cost for the construction drawings and technical specifications is estimated at \$ 10,000.
- The next plan is to meet with PAWS to see whether they would be agreeable to the plan. If so, then a discussion will follow whether they will take over the system into their system or whether it will remain a CTRMD system. Greg Saffer agreed to join Ivo Brieven in meeting with PAWS.
- The last step is to get a cost estimate from Hart Construction.
- Then the Board can proceed to decide how to handle the financial aspects. Who is going to pay for what? Any discussion in this regard is premature until all the necessary information is gathered.
- A fairly lengthy discussion followed with representatives of CTRHOA as in the implementation of the latest plan, easements would be needed from CTRHOA. If PAWS will not take over the system, concerns were expressed about future liabilities as to maintenance of the system. It was agreed that cost evaluations will be made for:
 - (1) running the sewer and water utilities in the right of way on the North side of Bristlecone Drive to where lots 7 & 8 join each other.
 - (2) Running the sewer and water utilities as described above i.e. from the manhole next to the club house to point F a 2" dia sewer line and a 6" dia water line from the existing fire hydrant to that same point F.

5. Noxious weed eradication project:

- The total grant from the Colorado Department of Agriculture has been increased from \$ 6,650 by \$ 2,375 to \$ 9,025 to cover the expense of hiring a proper professional licensed weed eradicator contractor that lot owners can hire and the grant would pay for 50% of the cost with a 1 to 1 match from the grant. All directors have received a copy of the plan by an e-mail dated 04/09. The plan is to have 203 volunteer hours to offset the \$ 6,650 grant. Volunteer hours include the time spent by individual lot owners spraying their own lots.
- There is \$ 3,000 in the budget for weed control + \$ 500 for spray equipment for the ATV.
- So, theoretically \$ 12, 525 would be available in 2015. In the previous Board meeting the appointment of Bob and Susan Milford as project administrators/managers was approved with the request to submit a plan before this meeting. This was done by an e-mail dated April 9th 2015.
- Ivo Brieven motioned to approve the weed eradication plan and also the purchase of a second hand ATV up to a maximum of \$ 3,500, \$ 500 worth of spraying equipment for the ATV and 2 backpack Stihl sprayers for \$110 each. Garry Lassman seconded and the motion was approved unanimously. The ATV purchase price will almost be completely paid off in 2015 by the grant. Bob Milford and Ivo Brieven visited Mike's ATVS on Put Hill and Outback Mountain ATV Rentals and Trading Post Repair, both in Aspen Springs. Quite a few are available in the \$ 2,000 – 3,500 price range.

6. Maintenance program:

- **Gates at emergency roads:** to fix and paint the gates between Shooting Star/ Engleman Pl. and Blair Court, Greg Saffer received a quote of \$ 1,150 from Andrew Carroll. Garry Saffer motioned

to accept this offer, Garry Lassman seconded and the motion passed unanimously. Budget for this item is \$ 800.

- **Shoulder work and sealing:** This year it is scheduled for Mariposa Dr., Heath Dr. and Sage Circle. In 2015 budget \$ 44,000 for sealing, \$ 1,000 for dips and \$ 15,000 for crack filling.
 - ✓ Shoulder work: Ken West and Ivo Brieven walked these three roads and the findings are that a total of 3,911 feet of shoulder requires backfilling i.e. 1,764 feet on Sage, 1,508 feet on Mariposa and 639 feet on Heath. This will require about 3 days of backhoe work. Last year Marty Tilson of Brushhog Services did a very good job on Cool Pines at \$ 90.00 an hour, which is \$ 10 cheaper than the hourly rate charged by other contractors. Estimated expenditure 24 hours X \$ 90 = \$ 2,160. The Board approved this expenditure.
 - ✓ The afore-mentioned roads will be crack filled soon before sealing. The other roads will be crack filled sometime in October.
- **Paving roundabout at the end of Cool Pines Dr.** Is scheduled for May. \$ 27,000 in 2015 budget.
- **Spring clean-up day:** scheduled for Saturday May 2nd.

7. Vote on CTRHOA's CC&R's second and third amendments for lots 5,6,7 & 8 : Ivo Brieven motioned and Garry Lassman seconded for the Board to cast a positive vote for the amendments for these 4 lots and to give Ivo Brieven authority to sign the ballots. The motion passed unanimously.

8. Financials:

- The March 2015 financials were reviewed without any comments.

9. Other business: none.

10. Next meeting: Monday May 18th 2015.

11. Adjournment: the meeting was adjourned at 07.15 PM.