

Colorado's Timber Ridge Metropolitan District

Regular Board Meeting minutes

July 20th 2015

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

Public present: Barbara Kennedy, Bob Milford.

1. Quorum: a quorum was established.

2. Public comments: none

3. Approval of minutes of regular Board meeting of June 15th 2015: Ivo Brieven motioned to approve the June 15th 2015 minutes as written. Greg Saffer seconded and all approved.

4. Lots 7 & 8. Water and sewer to these lots:

As the CTRHOA Board persisted in its refusal of granting easements through the equestrian center, that idea was shelved and other alternatives will be looked into. On 7/1 Stewart Sampson and Ivo Brieven met with Renee Lewis and Justin Ramsey of PAWSD to set the procedures to follow for main line extensions. During that meeting the procedures were agreed upon. PAWSD suggested 2 alternatives:

- A. Running sewer and water service lines through existing easements on the perimeter of lots 6 & 7 to the lifting station and water connections at the end of Shooting Star for about 3,187 feet.
- B. The same as above, but taking a short cut diagonally through Tract S to connect sewer and water lines running alongside Shooting Star Dr. for about 2,334 feet.

Both these routes were walked by Stewart Sampson, Greg Saffer, and Ivo Brieven on 7/8. Later on, Stewart Sampson, a geologist by trade, further checked the drainage area on the Quintana property and came to the conclusion that 6 to 8 feet solid rock will be underneath this route, shelving these alternatives, as the cost of blasting will be prohibitive.

Another alternative that came about is:

- A. Running water supply service lines through the equestrian center to lots 7 & 8. As these will be service lines under the full responsibility of the lot owners, the major CTRHOA objection to grant easements based on the alleged liabilities is removed.
- B. CTRHOA granting a variance to owners of lots 7 & 8 to install an engineered septic system. Ivo Brieven checked with the Archuleta County's Public Health Department and was told that the previously existing requirement of hooking up to an existing sewer system if within 400' of the property has been done away with, but still survives as a guideline. Now they will do a site visit at a cost of \$240 and then decide.

The Board decided to pursue the site visit and run the idea of a variance for an engineered septic system on Phase V lots 7 & 8 and granting an easement for water service lines through the equestrian center by the CTRHOA.

5. Noxious weed eradication project: As per the agreement with the Colorado Department of Agriculture a \$4,000 invoice was submitted for the State's fiscal year ending June 30th, 2015. E-mail was received stating that the state of Colorado is working through new accounting hurdles, which they hope to get resolved next week with payment mailed to us shortly afterward.

6. Maintenance program:

Paving roundabout at the end of Cool Pines Dr. The job is finished.

Staining club house and tack room: As approved by the Board in its 6/15 meeting, this job was awarded to Kevin Laxen for \$2,892 to pressure wash the club house and stain it with UV Plus Dark Walnut and close the cracks and stain the tack room. This job is finished.

Mowing the sides of the road and around the clubhouse: Received a verbal bid from Brush Hog Services to mow at \$50 dollars an hour. The roads will take about a day (\$500 in the budget): the clubhouse about a half of day (\$1,500 in budget inclusive trails).

Ivo Brieven motioned to approve hiring Brush Hog Services to mow beside the roads and around the clubhouse, Gary Lassman seconded and all approved.

Ken West will start mowing the existing trails, time permitting.

7. 2014 audit exemption approved: In a letter dated may 20th 2015 the office of the State Auditor approved the 2014 exemption application. However, a remark was made that in 2014 there was \$0 capital assets additions, but an outlay of \$61,975 in part 3 expenditures. This is purely an accounting mater that needs correction by the accountant in the next 2015 application.

8. Renewal of snow plowing contract: The contract dated October 11th 2012 between Colorado Rock & Dirt Excavation, Inc. and CTRHOA, later transferred to CTRMD, was for 3 winters and came to an end after the winter of 2014-2015. Ivo Brieven motioned to extend the contract for another 3 years at the current rate or allowing a maximum 5% escalation, Ken West seconded and all agreed.

9 Financials:

- The June 2015 financials were reviewed without any comments.

10. Other business: Gary Lassman motioned for the CTRMD votes to be voted for the 3 candidates running for the HOA election, Stewart Sampson seconded and all agreed.

Ivo Brieven briefed on a possible road maintenance plan, which included a complete reclamation of parts of Bristlecone Drive in 2018 at an estimated cost of \$170,000 to \$200,000. No decisions were made as to what is exactly going to be done.

11. Next meeting: Monday August 17th 2015.

12. Adjournment: The meeting was adjourned at 07.20 PM.