

Colorado's Timber Ridge Metropolitan District

Regular Board Meeting Minutes

Monday, September 19, 2016; 5 pm; CTR Clubhouse

Board Members Present: Dave Campbell, Gary Heath, Mike Davis, Joan Ward; Excused absence – RJ Van Landingham

Public Present: Gary Woods, Jeanie Woods, Barbara Kennedy, Wayne Kennedy, Ivo Brieven, Shelly Low, Bob Milford

Special Presentation: Laura Doran, Noxious Weed Specialist, Colorado Department of Agriculture. Laura and Bob Milford did a tour today and she said the weed control looks good. She recommends joining the Colorado Weed Management Association. She provided noxious weed reference materials. She recommended building prevention into the management role of the association and metro district, such as requiring that building equipment be washed before coming into site, and drawing a map of where the equipment can be driven.

She suggests early detection and rapid response. We have been targeting List B Species. She suggests documenting unfamiliar plants with pictures or taking a sample and sending it in to them to see if it is rare, native, or non-native. She suggests we use the Colorado Rare Plant Field Guide.

She suggests monitoring work long-term by photographing weeds, using a measuring stick, white board, gps, and random or set compass bearings (4 photos). Take pictures over time to show management, such as the leafy spurge in the ravine.

1. **Quorum:** was established for the board.
2. **Public Comments:** Ivo Brieven has winterized the 60 gallon sprayer and will do the ATV when no longer in use. The ATV may need a new pump (about \$120). The gates on the emergency road need to be leveled. He is asking for help with that.
3. **Approval of minutes** of regular board meeting of August 15, 2016: Mike Davis made a motion to approve the minutes with the correction that we don't have to have a special meeting to review and approval of the proposed budget. Gary Heath seconded. Motion carried unanimously.
4. **Financials** – Mike Davis
 - Mike Davis reviewed the August financial statements and they are posted on the website. The county disbursement of funds has been received. Gary Heath made a motion to approve the financial report; Joan Ward seconded. Motion carried unanimously.
 - Approve Resolution 2016-5 ColoTrust – bond reinvestment: Mike Davis made a motion to approve the resolution which will move our investment funds to ColoTrust, with Mike as treasurer (read access only), and both Dave Campbell as President and Joan Ward as Secretary authorized to sign to move funds. Dave Campbell seconded. Motion carried unanimously.
 - Use of personal computer vs. the cloud – QuickBooks online would cost \$40 per month. A dedicated laptop would be a better investment. Mike Davis made a motion to purchase a laptop with QuickBooks on it, and no other ad-on software for the metro district for use by the treasurer. Gary Heath seconded. Motion carried unanimously.

- Budget proposal draft – Mike Davis reviewed the last 4 years’ budgets to develop a draft and will sit down with Bob Milford to finalize.

5. Other Business

- Shelly Low, realtor, said there has been very little interest in the four 35 acre properties, with the current pricing and the commissions dropped to 2.5%/2.5%. She suggested putting the commission up on the buy side and leave the sell side at 2.5%. She said surveying is needed to remark the lots, which she will arrange. She recommended decreasing the lot prices. Mike Davis made a motion to increase the buy side commission to 3.5%, leave sell side at 2.5%, and to adjust the lot prices as follows: lot 5 was \$345,000 – decrease to \$318,500; lot 6 was \$345,000 – decrease to \$299,000; lot 7 was \$340,000 – decrease to \$279,000; and lot 8 was \$375,000 – decrease to \$349,000. Dave Campbell seconded. Motion carried unanimously. Shelly will relist the lots and prepare an amendment.
 - Mowing right of ways – Mike Davis reported the strips have been mowed and suggest doing right of ways as well. Mowing, including the trails and clubhouse area, cost \$1700 by Bruce Jones. We might consider finding someone else, although someone with the right equipment can be hard to find. Shelly Low suggested getting a price from Greg Coffee. Dave Campbell suggested doing it late Spring and Fall.
 - Spraying oak tree roots in mitigated common areas was suggested by Mike Davis. Some concern was expressed about harming other trees. Barbara Kennedy suggested mowing next year.
 - Street signs – Gary Heath reported that the street signs are done for Sage, Englemann, and the clubhouse road sign. He needs help with putting up the local Trucks Only sign at Bristlecone and Capricho. We are waiting on the county to put up the sign at Bristlecone and Trujillo.
 - Document for contacting engineering companies for an assessment and evaluation of the current road surface conditions - Board members are asked to review and give RJ Van Landingham feedback.
 - Bruce Jones completed all mowing for \$1700.
 - Kip Strohecker has started work for patch and crack seal. Dave Campbell will be sure Kip does crack seal on all the roads.
 - Bob Milford discussed his proposal for expanding the trail system in the common areas. Mike Davis said the decision should be made by the HOA, and, if approved, then the Metro District would do the work.
 - Dave Campbell noted that the contract for workers comp coverage has been updated, with Dave and Joan Ward as contacts. Colorado Special Districts is also updated.
6. **The next meeting** is Monday, October 17, 2016.
7. Joan Ward made a motion to **adjourn** the meeting at 6:41 pm; Mike Davis seconded. Motion carried unanimously.