

## CTRMD - June 7, 2021 Update

Timber Ridge Folks,

Here is an update on some of the recent activities of Colorado's Timber Ridge Metro District - CTRMD .

1. We sold the two remaining 35 acre Phase 5 that CTRMD owned. Lot 8 sold in November 2020 for \$239,000 and Lot 7 in May 2021 for \$239,000. They were both sold near the listed price. We received two offers on Lot 7. We chose the highest. Both offers stipulated that the 700 ft section of East Bristlecone that is not paved be paved up to the Timber Ridge boundary by the Lot 7 & 8 entrance. The Board agreed and CTRMD will be asphaltting that section in 2022, with an estimated cost of \$50,000. That will complete the asphaltting of roads in Timber Ridge. Those were the remaining lots from the 6 lots we obtained in 2012. These net funds will go into our road maintenance reserve. Our checking and reserve bank balance after closing on Lot 7 is about \$1,500,000. These reserve funds came mostly from the sale of the six lots in Phase 5 and Highway Use Tax Funds. Since the Metro District is a quasi government special district entity, no taxes were owed on the profits of these lots and no property taxes were owed as the lots were in inventory. We will be spending \$308,000 of the reserve funds on the chips seal of our 8 miles of roads in August 2021. Plus another \$40,000 patching sections of Bristlecone and Cool Pines. As we have stated before we will need an estimated \$3,000,000(**using 2020 estimated prices**) to do a Full Depth Reclamation on our roads at some point in the future. (See website [ctrmd.org](http://ctrmd.org) under Road maintenance for details). We will be sending out an email shortly on plans to help eliminate the projected shortfall of funds for the Full Depth Reclamation of our 8 miles of asphalt roads.

2. We built a 3 mile forest service type dirt trail in fall of 2020 at the request from the CTRHOA Board. Tyler Albers with Sticks and Stones Land Management built the trail. It came out very nice. The total cost was \$14,263 plus \$510 for signs for a total of \$14,773. We had estimated the cost between \$14,500 to \$18,000. The funds came from excessive funds from the Timber Ridge HOA. CTRHOA transferred funds in September 2020 of \$50,000 to CTRMD with \$25,000 designated for trails and \$25,000 designated to Road Maintenance Reserve. Check out our website at [ctrmd.org](http://ctrmd.org) or [ctrhoa.org](http://ctrhoa.org) for information on the trail or this link. [https://ctrmd.org/Timber%20Ridge%20 Trail/](https://ctrmd.org/Timber%20Ridge%20Trail/). (Rules, Maps & Pictures).

3. We painted all the fire hydrants **red** in Timber Ridge. Thanks to Kim Kron for organizing and all the volunteers who helped. They look very nice.

4. Our snow plowing cost for the 2020/2021 season was \$11,485. We had Budgeted \$13,000 for 2021. We will be looking next year to bid out the snowplowing to see if we can reduce our cost and still maintain good service.

5. We have started a project to reduce the number of prairie dogs on our common property. Thanks to Volunteers who have helped with the cause, so far. We plan on continuing during the next few weeks.

6. As we have stated in earlier emails we have developed a short and long term maintenance plan on our road maintenance. Check the website link at <https://ctrmd.org/road-maintenance/>. to get all the information. It has cash flow projections, description of plan and prior history and cost, including details on our recent road inspection with Rich Bechtolt, Civil Engineer. All kinds of fun stuff to review.

We sent bids out to seven qualified chip seal contractors to perform a chip seal and fog seal of our 8 miles of asphalt roads. We chose the bid with the lowest price which was from Rocky Mountain Chip Seal for \$307,000, after checking its references. The contract provides a 2 year warranty on the chip seal job. The other bids were from \$340,000 to well over \$400,000. There are no local chip seal contractors in the Pagosa Springs area. The project is scheduled for mid August 2021 and estimated to take 8-10 days. The Town of Pagosa Springs is doing a chip seal on some of their roads and is using the same contractor. We will send out an email on the exact start date shortly before work starts.

7. We have combined the [www.ctrmd.org](http://www.ctrmd.org) and [www.ctrhoa.org](http://www.ctrhoa.org) websites into one site. Check it out for all kinds of good information on Timber Ridge such as, social events, calendar, rules & regs, notices, financial statements, board minutes, trails, road maint, contact info and cool pictures. Thanks to Marcy Mitchell for help on the website.

8. We built 2 Horseshoe pits near the Clubhouse at the request from CTRHOA Board with funds from the unused \$25,000 trail funds. The horseshoe pits came out very nicely. The cost was \$1,189.

9. In coordination with the CTRHOA Board we have set up new rules and processes to allow Timber Ridge property owners access to the Clubhouse. Please see the website under CTRHOA - Clubhouse tabs or link at <https://ctrmd.org/ctrhoa-clubhouse/>. An email has been sent out previously to property owners on details.

10. We just completed our annual road inspection with Rich Bechtolt, Civil Engineer. We identified sections that need patching before the chip seal is done this August. It is about a total of 8,000 square ft. at an estimated cost of \$5 per square foot(\$40,000 total) with most sections on Bristlecone and Cool Pines. We had budgeted \$50,000 for patching in 2021. The patching involves removing down to the base the 3 inches of asphalt and replacing it with new 3 inches of asphalt. Check out the detailed report on the website under Road Maintenance for more information. <https://ctrmd.org/road-maintenance/>

11. An email was sent out on May 20, 2021 with details on controlling noxious weeds in Timber Ridge and how/when we will provide the herbicide(Amine 2,4-D). Thanks to Susan Milford and Bob Hines for leading the coordination of the 2021 Noxious Weed Program for Timber Ridge. They led an education/ spray day on May 27th. They plan on another spray day later in June. Please make sure your noxious weeds are under control on your lot. If you need herbicide text Bob Hines at 406-581-3925. Also, thanks to the volunteers for spraying

the right of way on our roads. The email and noxious weed info is on the website at <https://ctrmd.org/noxious-weeds-control-program/>

12. We just hired a contractor to mow around Clubhouse and Horse Barn plus around mailboxes and the pond next to it at a cost of \$400. It looks very nice. Thanks To Keith Spears for keeping the pond looking nice the last 7 years.

That is it for now.

If you have any questions or comments please let us know.

For Contact info see: <https://ctrmd.org/people-group/ctrmd-board/>

### **CTRMD Board**

Bob Milford  
Tim Gallahger  
Kim Kron  
Gary Franklin  
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