

**Monday April 18th, 2022 5:00pm**  
**Colorado's Timber Ridge Metropolitan District**  
**Regular Board Meeting Minutes**

**Board Members Present:** Bob Milford, Gary Franklin, Tim Gallagher, Gale Weber. Kim Kron (excused absence)

**Property Owners Present:** Thomas Jones (Zoom), Elizabeth Mattson (Zoom), Jim Smith, Jim and Kathy McKimmy, Francine Kasper, Jack Malinkowski, Dave and Kris Campbell, Tim and Linda Wightman, Vicki Liszewski

**Quorum was established at 5:05**

**Public Comments:**

Gale Webber noted that Pagosa Springs will have one-lane roads thru next year due to construction, which may increase traffic through Timber Ridge.

**Approval of Minutes of regular meeting November 15, 2021.**

Tim Gallagher moved to approve the minutes, and Gale Webber seconded. All present approved.

**Financial Statement Review:**

Bob Milford presented the March 2022 financial reports. Reports will be posted to the website.

**2022 Budget**

Bobby Milford went through the 2022 budget through last month.

**Staining of Clubhouse and Stables**

Staining of the clubhouse and stables was discussed. The Board recommends using David Moore on a cost by the hour of \$38 per hour without fee on materials. (Bobby Milford had sent out an earlier email stating that \$5K is in this year's budget for staining. The HOA Equestrian Committee added that will power wash the stable prior to staining.

**Prairie Dog Control**

The board discussed concerns expressed about the proliferation of prairie dogs in Timber Ridge. Ethan Proud (Archuleta County Weed and Pest

Manager) recommended a third party Hodiak Wildlife Solutions , who pumps carbon monoxide into active prairie dog holes for \$10 per active hole. There are approximately 200 active holes in the 40 acre area near the clubhouse and the common property south of Bristlecone.

The Board approved using the 3rd party. The expectation is that this will control the prairie dog problem for several years, i.e., if large prairie dog populations return next year, the Board will seek alternative and less expensive control methods.

### **Timber Ridge Road Maintenance**

On Friday, April 22, at 8:00 am the Board will meet at the Clubhouse to walk the Timber Ridge roads with road engineer Rich Bechtolt and determine what, if any, fixes may be required this year.

### **Timber Ridge Trail Maintenance**

The Board discussed Timber Ridge Trail maintenance, in particular putting in culverts over three ditches. The Board agreed to work with Tyler Albers with Sticks and Stones Land Management, who previously built the trails, and to use 12” metal culverts with gravel. Estimated Cost of \$2,800

### **Driveway to the Club House**

There was a discussion about the driveway to the Club House. The road base is in good condition, so potential options with estimated costs include (1) additional gravel (\$10K); (2) asphalt, (\$90K due to increased prices); and (3) crushed asphalt \$20K). if done, the driveway would be paved at 12 feet wide. The Board decided to postpone any further discussion/action on this matter.

### **Metro District Investments**

The Board is investigating options to earn higher interest yields on its funds, which currently earn practically nothing. Investments in CDs of various duration and corresponding returns were discussed. The Board agreed to put off any investment until the May Board Meeting with the general belief that CD interest rates will continue to rise over the month of

April, hopefully to above the Board's target interest rate of 3.00% per annum.

**Next Meeting: 5pm Monday May 16, 2022**  
**Meeting Adjourned at 5:53 pm**