

Colorado's Timber Ridge Metro District - CTRMD June 13, 2022 Update:

1. Volunteer Weed Spray 8:30 am Wednesday June 13, 2022 meet at Clubhouse. We will have a short educational talk and then spray the weeds around the clubhouse and pump station. Bring a pump sprayer and wear long pants, gloves, and sunglasses for protection. For details see website ctrmd.org under Noxious Weeds or this link. <https://ctrmd.org/noxious-weeds-control-program/>. It is time to start spraying those Noxious Weeds.
2. In our annual road inspection with Rich Bechtolt, Engineer Consultant we noticed a good number of culverts under lot owners driveways that are blocked with dirt and/or rocks. Please inspect your culverts as soon as possible and if blocked please unblocked and clean out culverts. This is important so water will flow and drain properly from our roads. We will reinspect later in the summer.
3. CTRMD Board had its annual road inspection with Rich Bechtolt, Engineer on April 22, 2022. The roads looked in pretty good shape. The chip seal that was done on our roads in 2021 held up good from the winter. The polyurethane snow plow blades used on our roads by our snowplow contractor BWD worked out well and did not scrape up the chip seal. We did have some issues with big trucks scraping off some of the chip seal in spots, especially on Cool Pines but not too bad. Also, some issues with trucks using chains taking some of the fog seal off but mostly just cosmetic. Rich Bechtolt was mostly very pleased with the chip seal job. Also, glad it was done last year because if done this year it would have cost at least 25% or more.(\$80,000) Please make sure if you hire a contractor that uses a skid steer or any equipment with tracks instead of tires for them to be careful with our chip seal.

We did identify 5 small pot holes on Bristlecone and some new cracks that need filling. It is about the same amount of cracks as last year, a reasonable amount. These have been marked with orange paint and will be fixed by Strohecker Asphalt in the next couple of weeks.
4. The Clubhouse and Horse Stables was stained in May 2022 by David Moore's Fine Finishes. They both were in real need of staining. Clubhouse was last stained in 2015 and Stables in 2013. The clubhouse was pressure washed, chinked, primed and 2 coats of stain. It looks like they did a very good job. We will inspect annually. We have an issue with one of the logs on the south side of Clubhouse that is about 60% rotten. We will need to deal with this in the near future.
5. Hodiak Wildlife Solutions was hired to control prairie dogs in the common property around clubhouse/stables and across Bristlecone. They also did adjacent lot owners lots at the same time. Plus, the ranch to East of Timber Ridge also hired HDS with their prairie dog issues in a coordinated effort. It appears they did a good job.
6. Volunteers successfully sprayed most of the Timber Ridge trail for weeds 2 weeks ago. It is looking good. Thanks to Susan Milford, Sherman Wyman, Ken Siggett, Roland Mower and Bob Milford. Ken Siggett also rigged up the 60 gallon sprayer with a boom so we can spray the trail easier in the future. We still have one short section left to spray which will be done this week.
7. Pagosa Yard and Mowing will be mowing the grass around Clubhouse/Stables and Mail Box/Pond areas this week. Same as they did last year.

8. Tyler Alber, with Sticks and Stones Land Management will be installing 2 walkways/culverts on the trail over the ditches on Mariposa. These ditches are pretty deep and folks have had a difficult time traversing. This should be completed in the next week.

9. CTRMD purchased in May 2022 two three year CD's for \$250,000 each (\$500,000 Total) earning a 3.10 % annual interest rate. The remaining \$760,000 investment funds are in the ColoTrust account earning currently .9% annual rate. The ColoTrust Funds short term rate is increasing as rates rise. We will be looking at purchasing some additional longer term CD's to get a better interest rate with funds that are not needed in the short term.

We are earning more on our investment funds but costs are increasing, especially road/asphalt related. We will be updating our estimated long term cash flow projections in the coming weeks and send them out to lot owners and put them on our website.

10. The CTRMD Board decided not to pave the section of Bristlecone that is not paved this year due to 1. Higher cost of asphalt this year. 2. Would like to wait until houses are built on Lot 7 & 8 of Phase 5. The CTRMD Board also decided to put off any improvements to Clubhouse driveway due to: 1. Road base is in good shape 2. Cost are high this year.

That is it for now!!

If you have any comments or questions please let us know. CTRMD Board Contact link: <https://ctrmd.org/people-group/ctrmd-board/>

Thanks,

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