

Monday May 16, 2022 5:00pm
Colorado's Timber Ridge Metropolitan District
Regular Board Meeting Minutes

Board Members Present: Gale Weber, Gary Franklin, Tim Gallagher, Bob Milford, Kim Kron

Property Owners Present: Kenny Young, Susan Yellon, Roland Moore, Jim Denvir, Barbara Parada, Richard Sweet, Peter Roukema

Quorum was established at 5:00pm

Public Comments:

No Public Comments.

Approval of Minutes of regular meeting April 18, 2022 .

Gale Weber moved to approve. Tim Gallagher seconded. All were in favor.

Financial Statement Review:

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

Clubhouse and Stable Maintenance:

- Both structures will be stained by David Moore's Fine Finishes in May.
- An inspection has revealed potential water damage on the front of the structure.
- One eight-foot log is in need of replacement. Bids will be solicited.

Investments:

- Bob Milford has uncovered a 3-year, 3 % CD and put forth a proposal to purchase 2 separate CDs at \$250,000 each from monies in the MBS Multi-Bank Securities account.
 - Tim Gallagher motioned to move forward with the 2-lot purchase.
 - Gary Franklin seconded the motion.
 - All were in favor.

Clubhouse damage to the concrete patio:

- During the winter, ice melt pellets were spread on the concrete patio without HOA or Metro Board approval which caused a great deal of damage.
- The cost to repair said damage is approximately \$5000.
- The HOA & Metro Board are in discussion as to who will pay for the repair.

Prairie Dog Update:

- Hodiak Wildlife Solutions has been hired to exterminate the prairie dogs as discussed in the April regular meeting.
- Jim Denvir and Barbara Parada presented objections to the extermination which were discussed; however, after consideration by the board, no change was made to the plan to proceed with Hodiak Wildlife Solutions.
- All of the neighbors adjacent to the common properties have agreed to have the prairie dogs on their properties addressed in conjunction with the common areas.
- The cost is estimated to be approximately \$2000 (at \$10 per active hole).

Road Inspection Update:

- Bob Milford, Tim Gallagher and Gary Franklin met with Rich Bechtolt on April 22 to obtain consulting advice regarding maintenance for 2022.
- Rich's professional opinion was that the roads were in good shape overall.
- There is some "cosmetic" damage to the roads from winter snow chains. Bob Milford is pursuing at what cost this might be addressed by Rick Peters from Rocky Mountain Chip Seal the next time he is performing a chip seal in the area.
- Rich pointed out that several of the private residence culverts are blocked which could have detrimental impact on the roads at some point. Property Owners are required to maintain their own culverts. A communication will be distributed to bring this matter to community awareness.
- Kip Strohecker is being engaged to seal coat the mailbox area.
- Kip will also be performing crack sealing which typically occurs in the Fall.

Cluhouse Trail Maintenance:

- The trail is in need of 2 to 3 culverts to assure safety of those utilizing the trail. Bob Milford is pursuing addressing this situation.
- There will be a volunteer event to spray the trail for weeds and grass. Bob Milford and Richard Sweet will coordinate this effort.

Annual Noxious Weed Spraying of the Common Properties:

- A communication will go out to solicit volunteers for this effort.

Next Meeting: 5pm Monday June 20, 2022

Meeting Adjourned at 5:47 pm.