

**Tuesday July 19, 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:** Matthew Hall, Carrie Wilson, Roland Mower, Gary Heath, Jim Smith, Susan Yellon

**Quorum was established at 5:00pm**

**Public Comments:**

No Public Comments.

**Approval of Minutes of regular meeting June 20, 2022 .**

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

**Financial Statement Review:**

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

**Clubhouse Updates:**

- **Bat Invasion:** It has been identified where the bats are entering the clubhouse. They are nesting in the front inner gable. Bob Milford has placed an ultrasonic bat repeller on the floor beneath the nesting site. Once the bats vacate the clubhouse, the entryway will need to be sealed.
- **Broken Door Window:** The window in the front door was accidentally broken by the mowers. A price of \$580 has been obtained by which to fix the glass. This will be reimbursed by the mower's insurance.

**Road Maintenance Update:**

- Bob Milford has had discussions with Lot Owner's and their Builders regarding damage to our roads caused by new home construction as well as safety concerns with speeding vehicles and unnecessary noise (such as loud music). Feedback was positive. Time will tell.
- Bob Milford has been researching affordable ways to fix the damage to the roads from construction which have been reviewed with Rick Peters from Rocky Mountain Chip Seal for viability. No definitive plans have yet been made.

### **Timber Ridge Traffic**

- The County performed an ADT (Average Daily Traffic) assessment in June, although it was not entirely performed correctly, so some of it will have to be performed again.
- The Solar Speed Signs were discussed again. Please refer to the June minutes for the latest update.

### **Cluhouse Trail Maintenance:**

- The new culverts have been installed on the trail system.
- There is no additional funding anticipated for the trail system in 2022.

**Next Meeting:** 5pm Monday August 15, 2022

**Meeting Adjourned** at 5:45 pm.