

Monday September 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: Jeff Turner, Tom Jones

Quorum was established at 5:02pm

Public Comments:

No Public Comments.

Approval of Minutes of regular meeting June 20, 2022.

Gary Franklin moved to approve. Tim Gallagher seconded. All were in favor.

Financial Statement Review

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

Clubhouse Updates

- Bat Invasion: David Moore, who stained the clubhouse and stables, will fill in bat access/entry areas with foam sometime in the next few weeks.

Timber Ridge Traffic

- Solar Speed Sign: The sign has not yet arrived.

Clubhouse Trail Maintenance

- Volunteers are being sought to spray for weeds and rake the trail utilizing the ATV.

Road Maintenance Update

- Kipp Strohecker acknowledges that he needs to complete the crack sealing in the neighborhood as well as the seal coating for the mailbox area as quickly as possible.

2023 CTRMD Budget

- The development of a 2023 budget has begun.

Wildfire Mitigation Grant

- The Metro Board in conjunction with the HOA Fire Mitigation and Forest Health committee are investigating the procurement of a grant for the community that would be utilized for common property as well as residential properties.
- Bob Milford has evaluated the common areas with Tyler Albers of Sticks & Stones Land Management with an initial assessment that 35 of **the 98 (?)** acres of common property could benefit from fire mitigation.
- The estimated cost for such mitigation is \$55,000. Providing that the grant would cover 75% of the cost, the community would fund approximately \$14,000.
- The means by which property owners could participate in the program will be determined once a grant is approved.
- The mitigation would be performed over a 5-year period.
- Some property owners rely on trees and oak brush on common property for personal property privacy. No common property mitigation will occur without due diligence given to this aspect of the mitigation.
- The Timber Ridge “Wildfire Adapted/Firewise” standing will expire in 2023. The HOA will be pursuing an assessment in order to extend the standing beyond 2023.

CDC (Community Development Corporation) Guest

- Emily Lashbrooke, the CDC Executive Director joined the meeting. Her organization has been driving important initiatives in the community which span Infrastructure, Economic Development and various other services.
- Two topics which are more directly impactful to the Timber Ridge community are the expansion of natural gas into Timber ridge as well as broadband fiber optic cable.
- While there are no current plans to do so, Emily has been involved in discussions with Black Hills Energy to bring natural gas to our community.
- The CDC scored a huge broadband win for the region that is reported on in the September 15 edition of the Pagosa Sun (starting on the front page). Emily is aware of our community’s desire to have this service.
- The Metro Board discussed becoming a member of the CDC which will continue in future board meetings.
- The website for the CDC is <https://pagosaspringscdc.org>.

Snowplowing for the 2022-2023 season

Tim Gallagher has volunteered to establish a contract with a local contractor.

Next Meeting: 5pm Monday October 17, 2022

Meeting Adjourned at 5:51 pm.