

Timber Ridge Folks,

For Greater Transparency here is a Colorado's Timber Ridge Metro District(CTRMD) Update:

Snow Plowing:

As we have stated before we hired BWD to do our snowplowing starting in 2021. Our previous contractor got out of the snow plowing business. Their representative at the time told us they would purchase UHMW polyurethane snow blade edges to protect our new chip seal on our roads, we thought that was an excellent idea.

As I and others have not been too satisfied with some of the snowplowing BWD has done. I did some digging last week and talked to the person actually snowplowing our roads and discovered BWD had purchased rubber snow plowing blades in 2021 instead of the UHMW Poly blades.

Last week we checked them out and saw that the rubber edges were too flimsy to do a good job of removing the snow from our roads, especially the wet and hard packed snow. Though they did an excellent job protecting our chip seal roads. After discussions with the BWD folks, they realized the mistake their previous representative made. They are now in the process of purchasing the UHMW Poly blades at their cost, as should have been done originally. We asked them to use the steel blades for snow plowing until the Poly blades arrive. We will inspect how the steel blades do in regards to our chip seal. When we saw the rubber edges it explained a lot of the issues they have had snow plowing our roads.

Going Forward, from the research we have seen on UHMW Poly blades should do a better job on removing the snow on our roads and still protect our chip seal roads.

Please continue to check out the website for snow plowing/road condition updates on our website at [www/ctrmd.org](http://www.ctrmd.org) or this link. <https://ctrmd.org/snow-plowing-and-road-conditions/>.

Please contact Gary Franklin with snow plowing issues. Gary graciously volunteered to be the coordinator/contact person on snow plowing for Timber Ridge this year.

Gary's contact info is:

Phone/Text:970-507-0670 Email: gfranklin.ctrmd@gmail.com

Road Maintenance Plan and Long Term Cash Flow Projection:

An updated CTRMD Road Maintenance Plan and Long Term Estimated Cash Flow projection is now on the website, www.ctrmd.org under Road Maintenance or at this link: <https://ctrmd.org/road-maintenance/>

The long term and short term road maintenance plan is basically the same as we established with Rich Bechtolt, our road consultant engineer, in 2020, just updated with current data. Check out the website for more details.

The Long Term Cash Flow Projection has changed from 2020. We have been able to invest in higher earning interest income fixed income investments, but inflation has increased substantially the estimated cost of a Full Depth Reclamation(FDR) of our 8 miles(115,500 square yards) of asphalt roads.

We have \$1,375,000 at the end of January, 2023 in our reserve account. CTRMD had a \$178,000 cash surplus in 2022, that went into our invested reserve account. The plan is to save and invest surpluses as we increase our reserve to fund the inevitable Full Depth Reclamation of our roads. Our 2022 Financial Statements are on the website for more details. We are currently earning an average of 3.8 % interest annually on our fixed income investments. We will need funds at today's prices of \$4,275,000 to do Full Depth Reclamation(FDR) on our roads once they deteriorate beyond reasonable repair.

The annual interest earned rates rose in 2022, but so did the cost of asphalt and labor, so of course the cost of a FDR. The estimated extra interest income earned projection and increase cost of FDR, basically offset each other in comparison to the 2020 projected cash flow. The FDR estimated cost increased by \$1,275,000 for our 8 miles of roads, that's \$3,000,000(2020) to \$4,275,000(2023). That's \$25 to \$37 per square yard increase from 2020 to 2022 for 115,500 square yards. The estimated FDR cost per square yard is from Kip Strohecker Asphalt and Paving. Of course the FDR job will be bid out when actually done.

The updated projected cash flow still shows a shortfall of funds to complete the FDR of our roads of estimated \$500,000 starting in 2036. But there are a lot of variables in that estimated amount e.g. interest rates, inflation, road longevity, and others.

Inflation and interest rates fluctuated greatly in 2022, making it a challenge to project a long term cash flow. But we wanted to communicate these issues and updated data to the Timber Ridge lot owners.

The plan is to continue to inspect our roads annually with Rich Bechtolt, Road Engineer and do the suggested annual road maintenance. Plus, update the projected long term cash flow each year and communicate that to Timber Ridge lot owners.

UPCOMING METRO DISTRICT ELECTION- CALL FOR NOMINATIONS

Our Colorado's Timber Ridge Metro District (CTRMD) Board Member election is scheduled for Tuesday, May 2, 2023. This notice serves as a call for nominations or self-nominations to Colorado's Timber Ridge Metro District Board.

There will be two openings on the Colorado's Timber Ridge Metro District Board. The term for the two Board positions will be for 4 Years.

Note: The 2 Board Members whose terms are expiring (Gary Franklin and Bob Milford) plan on running for another term.

To qualify as a Board Member of CTRMD, a person must be an "eligible elector" which is defined as a registered voter of Colorado and either:

1. A resident of Colorado's Timber Ridge, or
2. The owner (or the spouse or civil union partner of the owner) of taxable real or personal property situated in Colorado's Timber Ridge.

All nominations/self-nominations must be returned to the Designated Election Official (DEO) by Thursday, Feb. 24, 2023

Our Metro District is funded by a 15 mill levy on your property that can be found in your property tax statement as well as by shared Highway Used Tax Funds(State Gas Tax), Specific Ownership Tax(Auto Registration Fees) and Interest Income. The Metro District, in accordance with our service agreement with the HOA and Service Plan with Archuleta County is responsible for the construction, reconstruction, maintenance and repairs of roads and common property within Timber Ridge's boundary with a primary focus on our paved roads. Please check out our website at www.ctrmd.org for information on CTRMD. This notice is also posted on our website.

Please feel free to contact me or other CTRMD Board Members with any questions.

If there are only two interested parties in filling the two open Board positions the election can be canceled and the two nominees can be nominated by the existing Board at the May 15, 2023 meeting. However, if there are three or more parties seeking the nominations for the two open positions an election must be held. In that

case paper ballots will be sent to all Colorado registered electors who are property owners in the Colorado's Timber Ridge Metro District by April 10, 2023, and must be returned by May 2, 2023. Appointed or elected officials will take office at the June 19, 2023 regular Board meeting. Notification will be sent regarding nominee status after the Feb. 24, 2023 deadline reference above.

Please send your nominations or self-nomination to me c/o CTRMD, P.O. Box 5601, Pagosa Springs, CO 81147 or email to bmilfordctrmd@gmail.com. Again, I will need these on or before Thursday , February 24, 2023.

CTRMD Board Contact info on website or this link: <https://ctrmd.org/people-group/ctrmd-board/>

Thanks,

CTRMD Board
Bob Milford, President
Gary Franklin
Tim Gallagher
Kim Kron
Gale Weber
Colorado's Timber Ridge Metro District Board
PO Box 5601
Pagosa Springs, CO 81147
281-467-2379
bmilfordctrmd@gmail.com
www.ctrmd.org