

Colorado's Timber Ridge Metropolitan District

Tuesday August 4, 2026 – Special Board Meeting Minutes

Board Members Present: Bob Milford, Tim Gallagher, Thomas Jones, Ken Siggett and Jonathan Dalton

Property Owners Present: Trish Seapy, Ed & Lynn Feragen, Jen Ahrens, Kim Kron and Marie Thatcher

Quorum was established at: 6:00pm

1. **Approval of Minutes of Board meeting on July 20, 2026** – Tim Gallagher motioned to approve, Thomas Jones seconded. Voted: motion approved.
2. **Discussion on CTRMD providing Declaration Enforcement/Improvement Review for CTRHOA** – CTRMD and IRC will provide Declaration Enforcement and Improvement review.
3. **Approval of CTRMD assuming responsibility for Declaration Enforcement / Improvement Review, Property Insurance Coverage on Clubhouse, Mailboxes and Pavilion Owned by CTRHOA** – Motion by Tim Gallagher and second by Thomas Jones to approve transfer of duties, motion carried.
4. **Approval of Amendment #1 to service plan** – Motion by Tim Gallagher to approve amendment #1 to service plan, second from Ken Siggett; motion carried.
5. **Approval of Updated Service Agreement dated 8/4/2026 between CTRMD and CTRHOA** – Motion by Tim Gallagher to approve service agreement, second from Thomas Jones; motion carried.
6. **Approval of Resolution # 2026-2 where CTRMD Board Adopts certain policies as required by CRS 1004.5 and HB24-1267 regards to provide Declaration of Covenants Enforcement and Improvement Review for Timber Ridge** - Motion by Thomas Jones to adopt above stated policies, second from Tim Gallagher; motion carried.
7. **Appoint 5 Members to the CTRMD IRC** (Ken Siggett, Chairman, Ron Christenson, Jim Smith, Sam Dole, Mark Sheldon) – Motion by Tim Gallagher to approve IRC appointment, second from Thomas Jones; motion carried.
8. **Approve additional insurance on Properties owned by CTRHOA and Liability coverage for the additional service CTRMD will provide to CTRHOA through CSD Pool** - Motion by Ken Siggett to approve additional insurance, second from Thomas Jones; motion carried

9. **Discuss other duties CTRMD needs to handle such as, maid service, annual meeting, schedule clubhouse and related processes** – continue maid service, Bruce Ellis and Bob Milford will handle clubhouse scheduling and stocking clubhouse for supplies plus work on stream lining the process for reserving clubhouse.
10. Next Board meeting: 6:00pm Monday, September 21 ,2026
11. Meeting Adjourn – 6:58pm.