

Timber Springs Metropolitan District

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the District Annual Town Hall and Special meeting of the Board of Directors of the Timber Springs Metropolitan District, Eagle County, Colorado, will be held on Wednesday, October 14, 2026, at 9:00 a.m., concurrently with the combined Timber Springs Property Owners Annual and Executive Board meetings on the same date, held virtually via electronic Zoom meeting.

To join Zoom meeting: <https://us02web.zoom.us/j/83890499072>

Phone Only US +1 253 215 8782 US

Meeting ID: 838 9049 9072

BY ORDER OF THE BOARD

/s/ Kenneth Marchetti

Chairman of the Board

AGENDA

1. Call to Order
 - a. Declaration of Quorum
 - b. Disclosure of Potential Conflicts of Interest
2. Consideration of Agenda
3. Annual Meeting Per SB 23-110 Presentation
 - a. Review of Infrastructure Projects
 - b. Outstanding Bonds
 - c. Review year to date Financials Statements
 - d. Public Input for Annual meeting
4. Public Input
5. Consideration of Minutes
 - a. August 10, 2026, Board
6. Business
 - a. Appointment of Officers (HOA President as non-elected Secretary)
 - b. Fraud Prevention Reminder for Board Members
 - c. Consideration of Resolution Calling 2027 Election
 - d. Other Business
7. Financial
 - a. Consideration and Ratification of Accounts Payable List 09-2026
 - b. Review financial statements
 - i. Ratification of Sabra Services Gate estimate 1047 for repairs
 - ii. Discussion and Consideration of Entryway Landscaping Enhancement Proposal
 - c. Public hearing to consider the Amended 2026 budget
 - d. Public Hearing to consider 2027 Budget, set mill levy, and appropriate funds
 - e. Consideration of preparation of 2026 Application of Exemption from Audit
 - f. Other Financial
8. Legal
 - a. Other Legal
9. Future Meetings
10. Adjournment

District meetings are open to the Public. A meeting packet may be requested by email to bethj@mwcpaa.com.

Timber Springs Metropolitan District

<u>Timber Springs Metro Board Members</u>	<u>Term Exp</u>	<u>Other Participants</u>
Ken Marchetti, President & Chairman	May 2029	Brian Brandl, Timber Springs Prop Mgr
Vacant	May 2029	
Vacant	May 2027	
Vacant	May 2027	
Vacant	May 2027	All Timber Springs property owners of record
John Turner, Secretary	non-elected	

I hereby certify that a copy of the foregoing Notice of Special Meeting was, by me personally, posted on the District's website <https://timberspringsmd.org/> at least 24 hours prior to the meeting.

Beth Johnston, Secretary for the Meeting