
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors Timber Springs Metropolitan District March 19, 2018

A Special Meeting of the Board of Directors of Timber Springs Metropolitan District was held Wednesday, March 19, 2018 at 1:00 p.m. in the conference room of the Marchetti & Weaver, LLC office located at 28 Second Street, Suite 213, Edwards, Eagle County, Colorado.

Attendance The following Directors were present and acting:

- Matthew Barry
- Michael Barry
- Gerald Fiala (via phone)
- Mary Lou Fiala (via phone)

Also in attendance were:

- Steve Copit, owner Lot 6 (via phone)
- Johann Marx, Timber Springs Property Manager
- Ken Marchetti, Marchetti & Weaver LLC
- Beth Johnston, Marchetti & Weaver, Recording Secretary
- Millie Aldrich, Pure Design Studios
- Hans Berglund, Berglund Architects LLC
- Stephanie Lord-Johnson, Berglund Architects LLC

Call to Order The special meeting of the Board of Directors of Timber Springs Metropolitan District was called to order by Director Matthew Barry, noting a quorum was present.

Conflict Disclosure Board members were asked to disclose any potential conflicts of interest in accordance with State Statute. There were no potential conflicts disclosed by any Board members.

Consideration Of Agenda Mr. Marchetti requested that the DRB review be moved to the top of the agenda.

DRB Review of Copit Home Mr. Berglund and Ms. Lord-Johnson presented the preliminary designs for the Copit home to get Board input before final plans would be submitted. Mr. Berglund stated that Mr. and Mrs. Copit decided to work within the original building envelope with one slight modification around the deck area. Ms. Aldrich said she would need additional time to review the new plans before making a recommendation to the Board on the proposed building envelope modification. Discussion continued on the driveway noting that the original plans for the lot included a bridge not the currently proposed culverts, with the Board requesting appropriate feathered landscaping if the culverts were to be considered. Mr. Fiala also suggested moving the driveway entrance further downhill. Discussion continued with silt mitigation and road maintenance during construction and culvert

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restoration after construction, including charging an appropriate compliance deposit at review approval. Ms. Aldrich advised reviewing the rules and regulations with the general contractor and builder to be sure everything was followed to ensure refunding of the compliance deposit. The Board then reviewed the pre-design drawings noting that some of the roof pitches were not within the guidelines, requesting a lower profile. Ms. Aldrich commented that the stone anchoring would be visible and the steel expressions were pushing guidelines though both features were overall in line with the mountain character of the community. The glass garage door was also discussed due to possible light pollution and the Board suggested some timbers be added to mitigate the full expanse of glass. Mr. Berglund and Ms. Lord-Johnson thanked the Board and said they would take the feedback into consideration when preparing the final drawings for review.

Mr. Berglund, Ms. Lord-Johnson and Ms. Aldrich left the meeting.

Election of Offices After general discussion, upon motion duly made and seconded, it was unanimously

RESOLVED to appoint the following offices for 2018

Gerald Fiala	President
Michael Barry	Vice President/Asst Secretary
Mary Lou Fiala	Vice President/Asst Secretary
Matthew Barry	Treasurer / Secretary

Minutes The August 31, 2017 meeting minutes were reviewed and upon motion duly made and seconded it was unanimously

RESOLVED to approve the August 31, 2017 meeting minutes as presented.

Operations Report Mr. Marx reviewed his meeting with the current vendor regarding the gate and gate systems upgrades. Mr. Marx reported that while he hasn't received formal quotes from the vendor, his off the cuff estimate of the cost of replacing only the gate electronics system to current technology including cameras, audio, and recording equipment is \$48,000. Mr. Marx is also getting estimates for replacement of the gate and he is discussing alternatives with other gate vendors. Mr. Marx recommended a full metal gate instead of the metal and wood wrap like the current gate.

Mr. Marx received the road life estimate from Elam Construction and an updated estimate to overlay the Timber Springs road. Elam estimated approximately 5 years before a full mill and overlay would need to be done if further maintenance was done on the road. The overlay could be extended

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out to approximately 7+ years if maintenance such as crack fill and seal coat was performed regularly. Mr. Marx said that the crack fill would be completed in the fall 2018 and seal coat was scheduled for 2019. Mr. Marx also suggested using a road slurry to extend the road life.

Mr. Marx reviewed the entry landscaping bid received from Whittaker Landscaping stating that the current proposal would tear out all existing landscaping, new top soil would be brought in and new landscaping installed. After discussion, the Board decided the entrance was generally ok but enhancements to specific areas needed to be made. Directors Mike Barry and Matthew Barry volunteered to meet with Whittaker to review a general vision for the front entrance and obtain a bid more in line with what they envisioned.

Mr. Marx stated that the Red Canyon wetlands seem to be in good shape although the willows are getting very thick.

The Board directed Mr. Marx to turn off all but 5 to 10 lighted trees at the entrance on the CVC side.

24-Hour Posting Resolution

Mr. Marchetti explained state statute requires the District to designate a 24-hour posting location for notices each year. The Board reviewed the resolution and, upon motion duly made and seconded, unanimously

RESOLVED to approve the Resolution Establishing the Location for Posting Notices as the entry gate to Timber Springs, Edwards.

Water Rights Update

Ms. Johnston reported that the final decree was distributed by Balcomb and Green via email for Board review in early 2018. No known comments had been received to date.

Financial Statement & 2017 Audit Exemption

Mr. Marchetti reviewed the Financial statements ending December 31, 2017 and the Long Range Forecast that were included in the Board packet. Per Mr. Marx early report, the road overlay would be moved back to 2024 and \$60,000 would be added to the gate repairs line item for replacement of the gate in 2021. Mr. Marchetti reviewed the Projection for Property Tax through year 2020 explaining the effect of the Residential Assessment Rate on projected assessed values.

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Mr. Marchetti reviewed the 2017 Application for Exemption from Audit noting that it contained the same information as the financial statements but in a different format. After review, and upon motion duly made and seconded, unanimously

RESOLVED to approve the 2017 Application for Exemption from Audit as presented; and

FURTHER RESOLVED to approve the Resolution Approving an Exemption from Audit for the Fiscal Year 2017.

Accounts Payable Ms. Johnston reviewed the Accounts Payable list included in the Board packet noting it covered the period from August 25, 2017 thru March 13, 2018. Following review, by motion duly made and seconded, it was unanimously

RESOLVED to approve the Accounts Payable list.

Meeting Calendar The Board reviewed the 2018 meeting calendar confirming the next meeting for August 29, 2018.

Adjournment There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Special Meeting of Timber Springs Metropolitan District Board of Directors this 19th day of March, 2018.

Respectfully submitted,



Beth Johnston