

Timber Springs Property Owners Association

NOTICE OF ANNUAL MEETING OF MEMBERS AND EXECUTIVE BOARD TO BE HELD October 14, 2026

NOTICE IS HEREBY GIVEN that a combined Annual Meeting of the Members and the Executive Board of Timber Springs Property Owners Association (referred to herein as the “Association”), has been called by the President of the Association pursuant to Article 4 of the Bylaws of the Association. The meeting will be held via electronic teleconference, join information below, on October 14, 2026, at 9:00 A.M., concurrently with the combined Timber Springs Metropolitan District Annual and Board meetings.

AGENDA

1. Call to Order
 - a. Roll Call & Declaration of Quorum (Member meeting: majority of owners, 5 of 8 lots; Board meeting: majority of Executive Board 3 of 4; Budget: 60% of all votes to veto)
 - b. Statement of Compliance for notice of meeting or waiver of notice
2. Consideration of Minutes
 - a. October 15, 2025 Annual Meeting
 - b. August 10, 2026 Board Meeting
3. Business
 - a. Owner Education TBD
 - b. Other Business
4. Operations Report (Brian Brandl)
 - a. Road and Gate
 - b. Landscaping, ditch, and diversion pump system
 - c. Snow removal, Lights, Wetlands, and Other
5. Financial
 - a. Financial Statements Review
 - b. Consideration of Amended 2026 Budget and Special Assessment for Gate Repairs
 - c. Consideration of 2027 Budget and setting of Assessments
 - d. Consideration of Vendor Proposals
 - i. 2026-27 Snow Removal proposal – Premier Landscape
 - ii. 2027 Landscaping proposal – Indios Landscaping
 - iii. 2027 Tree Care proposal – The Ground Up
 - iv. 2027 Management proposal – Sabra Services
6. Election of Directors
 - a. Nominations for one Director for 3-year terms (Chen term expires)
 - b. Secret ballot to elect Board members, if necessary
 - c. Election of Officers
7. Future Meetings
8. Adjournment

Executed this 23rd day of September, 2026

TIMBER SPRINGS PROPERTY OWNERS ASSOCIATION,
INC. a Colorado Non-profit Corporation

By: John Turner
John Turner, President

Join Zoom Meeting

<https://us02web.zoom.us/j/83890499072>

Phone Only US +1 253 215 8782 US

Meeting ID: 838 9049 9072

Administrative Management Provided By Marchetti & Weaver, LLC

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DISTRIBUTION

Board of Directors

John Turner, President	Term expires 2028
Rob Samit, Vice -President	Term expires 2028
Michael Barry, Secretary	Term expires 2027
Pat Martin, Treasurer	Term expires 2027
Mary Chen, Asst Sec/Asst Treas	Term expires 2026

Ken Marchetti, CPA, Association Manager
Brian Brandl, Sabra Services, Property Manager
All Timber Springs Owners of record