

Timber Springs Property Owners Association

NOTICE IS HEREBY GIVEN that a meeting of the Directors of the Executive Board of Timber Springs Property Owners Association will be held via remote teleconference, join information below, on August 10, 2026, at 11:30 A.M., MDT, concurrent with the Timber Springs Metropolitan District Special meeting being held the same date and time.

To join remote Zoom meeting: <https://us02web.zoom.us/j/81972171022>

Phone Only: 1 253 215 8782 US Meeting ID: 819 7217 1022

AGENDA

1. Call to Order
 - a. Roll Call and Declaration of Quorum; Disclosure of Conflict of Interest
 - b. Consideration of Agenda
2. Consideration of Minutes
 - a. October 15, 2026 Annual
 - b. October 15, 2026 Executive Board
3. Design Review
 - a. Update on Lot 6 construction, return deposit
4. Reports of Officers and Committees
 - a. Operations Report (Brian Brandl)
 - i. Road
 - ii. Gate – discussion of Sabra Services estimate 1047
 - iii. Landscaping, diversion pump system – discussion of Indios Landscaping proposal 6/15/26
 - iv. Wetlands and Ditch
 - v. Lights and other
 - b. Financial Report (Ken Marchetti)
 - i. Review of financial statements
 - ii. Consideration of 2026 Amended Budget
 1. Consideration to levy Special Assessment to fund metropolitan district projects
 - iii. Other Financial
5. Business
 - a. Other Business
6. Future Meetings
7. Adjournment

DISTRIBUTION

Board of Directors

John Turner, President	Term expires 2028
Rob Samit, Vice President	Term expires 2028
Michael Barry, Secretary	Term expires 2027
Patrick 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

Administrative Management Provided By Marchetti & Weaver, LLC

Website & Email

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