TIMBERS ESTATES HOMEOWNERS ASSOCIATION ANNUAL MEETING DATED NOVEMBER 5, 2019

**BOARD MEMBERS IN ATTENDANCE:**

Lilly Croke

Renee Wyatt

Karen Crosbie

Darren Reinstein

**HOMEOWNERS IN ATTENDANCE:**

Jeff Brekke

Michael Crosbie

Glenn and Cecilia Curtis

Bob and Linda Gress

Dave and Eileen Hartvigsen

Bob and Cindy Latham

John and Gretchen MacArthur

Kurt Schwartau

MaryAnn Thaxton

Mieke Scripps

Amanda Venuto

**PROXIES**

Paul Koenigsberg and Andrew York

Tom Wilhelm and Davina Jones

Roger and Diane Leikas

**CALL TO ORDER:**

The meeting was called to order at 6:55 PM

Lilly Croke reviewed the Budget, Profit and Loss and Balance Sheet. She advised the social committee is under budget and fire mitigation is under budget. The Fire Committee is still waiting on the slash removal invoice and a list of expenses offset by grants. The current balance in the HOA account is approximately $40,000.00, $10,000.00 of which was transferred from the Metro Board Account to the HOA account to pay for fire mitigation expenses. It was determined that the current annual dues of $100.00 is sufficient and will not be increased at this time.

Lynne Schwartau asked Lilly to advise all homeowners that they have the ability to pay the annual dues or receive reimbursements through the Zelle website but if that is not convenient, dues payments can be made by check.

Lilly also advised that Cindy Latham has updated the Timbers website.

The fire committee is continuing to research individual address markers. The committee will present any alternative address markers to the Design Review for approval. If the cost can be contained to around $200.00 per marker, the HOA has the funds to cover the cost.

**EXECUTIVE BOARD ELECTION:**

Darren Reinstein, Karen Crosbie and Lynne Schwartau were up for re-election. Darren Reinstein and

Lynne Schwartau will continue on the Board. Cindy Latham will take the place of Karen Crosbie who is stepping down (these 3 positions are starting two year terms). Renee Wyatt and Lilly Croke’s 2 year term will terminate next year. Anyone who would like to join the Board next year, please contact Lilly Croke.

Renee Wyatt suggested that a notification be sent out to all homeowners announcing the upcoming Board openings when the notice of the meeting is sent out next year. Discussion by Jeff Brekke, Dave Hartvigsen and others concluded that Board vacancies be included in the information in the email sent out announcing the upcoming Annual Meeting. Also, the election would be held by written ballots at the meeting, not just a show of hands. Lilly advised she would send out the agenda with the notice rather than present it just at the meeting.

MaryAnn Thaxton requested the date for next year’s meeting be scheduled immediately, allowing for all homeowners to plan for next year. The date of the next annual meeting was determined to be **September 14, 2020.**

**WILDFIRE COMMITTEE UPDATE:**

Cindy Latham updated the homeowners regarding fire mitigation and provided an Evergreen area overview. She advised that Evergreen is considered one of the highest risk areas for wildfire in the United States. Evergreen has 3 times as much fuel as historically typical for our area. Evergreen is unprepared for wildfire because they don’t have viable escape routes or emergency management practices to handle a catastrophic fire. We have one-half the number of escape routes as Paradise and Evergreen does not have the paid police, fire departments and emergency dispatch that the Paradise community had to help fight the fire. That means that we need to be prepared as a community. Timbers Drive East is considered non-survivable in a wildfire- 30% of our residents are at risk. Evergreen Highlands has 250 homes above us – Timbers Drive would save them 15 minutes in an evacuation scenario. The goal is to help make Timbers “fire adapted” so that we can be prepared for wildfire. The Timbers has partnered with EFR, Colorado State Forestry, JCD North Turkey Creek CPIP. All these organizations are very familiar with The Timbers and are providing guidance and expertise.

Cindy Latham listed the 2019 accomplishments starting in February when the Timbers Wildfire Committee was formed.

May 4, 2019: The community cleared the back gate area

June 2019: The Timbers became a Firewise community

June 22, 2019: Roadside slash cleanup – 40% of the residents participated (50 cubic feet of slash)

Oct 19, 2019: Track G Community Cleanup – 42 trees removed (infected, understory)

All of the 2019 work was covered by grants from State Farm, EFD and Nature Conservancy

**2019 PENDING PROJECTS:**

**Back gate tree mitigation:** On going volunteer effort to remove dead/infected trees

**Timbers Christmas Tree Program:**  Selected trees along Timbers Drive East that are within 10’ feet of the roadway will be marked for use as Christmas Trees ( 7 years or less). The committee will be requesting permission from any homeowner that lives along the road and will make sure to get approval for any trees “marked”. A lottery will be set up for homeowners who want to participate in selecting a Christmas tree. If you take a tree, you will need to cut the trunk so no more than 4” of the stump is left. More details to follow.

Jeff Brekke suggested any remaining marked trees be donated to a charity for needy families. The Mountain Backpack Program and Echo were mentioned. Cindy advised she would check into it.

Linda Gress is collecting volunteer and clean up hours for grants. Linda has recorded 370 volunteer hours to date.

**Emergency Contact List:**

The goal is to create an emergency contact list for the neighborhood, in case of a blizzard, gas leak, fire or other emergency. The list will include key emergency numbers for governmental agencies. Cindy Latham would also like to include any important family and/or friends contacts who should be called in the event of an emergency. This information will only be shared with those participating in The Timbers. Cindy will be sending a follow up email to any who want to participate.

**2020 Pending Projects/Mitigation Events:**

Jefferson County Development will be doing a slash burning project in Marshner that will be visible from The Timbers. They will only burn if there is enough snow on the ground and conditions are correct. Smoke and flames could be visible from our area. The Fire Committee will provide more details when the burning begins. It could take a couple of months to complete.

**Denver Mountain Parks:** If a federal grant is received, mitigation work on Hobbs Peak will commence in 2020 or 2021. Adjacent landowners have graciously given permission to DMP to have access to the park.

**Timbers Specific Projects:**

Timbers Drive East Phase 1 (non-survivable road):

1. Create a shaded fuel break 150’ foot downslope and 75’ upslope
2. Applied for federal grant (will know mid-December if we qualified)
3. Requesting land use permit from impacted homeowners (verbal okay from Bart Carlson). The committee will be sending a document to all those impacted with more details. Budgeted for grant to cover 50% of cost and Metro Board to cover 50% of the costs.
4. Work would begin in 2020.

**Firewise Resident Folders**

The Wildfire Committee will be reaching out to set up door to door appointments to give each resident information folders to become prepared for wildfire and answer any questions the homeowners may have.

**If Grants/Funding available:**

1. Community Clean Up: Spring and Fall projects
2. Roadside Slash Pick Up: Late spring/early summer

**DESIGN REVIEW BOARD UPDATE:** Renee Wyatt advised that the two homes under construction are progressing nicely. Renee also advised that all homeowners are welcome to attend any of the Design Review meetings. Notice is sent out via e mail and posted on the Gatehouse window near the entrance gate.

**METRO BOARD UPDATE:**

Kurt Schwartau, President of the Metro Board, advised that there are several infrastructure projects planned for 2020 taking into account no tax increase or tax increase depending upon the outcome of the voting taking place, Tuesday, November 5th. The budget will reflect whatever the voters decide. Roads, ponds, gatehouse and fences are in need of repair. He should be notified no later than Wednesday, November 6th of the outcome of the vote and will pass the information on to all of the homeowners.

Pond Number 1 is supposed to hold 18 acre feet but currently only holds 13 acre feet. If this is not addressed, the community is at risk of losing 5 acre feet of water which translates to approximately $40,000.00 per acre feet lost. Also, the outflow gate has not been utilized in many years. The Metro Board is not sure if once the gate is opened they will be able to close it.

Regarding the pump inflow and outflow, a larger pump is needed.

Rock planters along the road need to be repaired and fireproof landscaping is needed.

Mailbox housing and street signs need to be refurbished.

General repairs are needed for the gatehouse.

The bridges have visible cracks and the stonework needs to be repaired.

A lien was filed for $13,000.00 in water fees outstanding for 6917 Timbers (Serenity Falls). The understanding is that the closing agent for the last transaction neglected to contact the Metro Board for a statement regarding any unpaid water fees.

**ADJOURNMENT:**

Meeting was adjourned at 8:15 PM