**Timbers Estates HOA Annual Meeting   
December 8, 2023**

Timbersestates.com

**ATTENDEES ON ZOOM:**

Karen and Mike Crosbie

Cecilia and Glenn Curtis

Gary Elliott

Jim and Eric Gerencser

Rob Ginieczki

Dave and Eileen Hartvigsen

Shann and Sam Hillin

Sara and Dave Hingtgen

Cindy and Bob Latham

RCW Trust-Rich Wyatt

Rocio and Jose Rodriguez

Kurt Schwartau

MaryAnn and Mike Thaxton

Amanda and Ben Venuto

Melissa and Tim Webber

**OWNERS THROUGH PROXY:**

Lilly Croke

Debbie and Neil Kaufman

Jeana and Greg Noble

Marni and Darren Reinstein

Stacy and Eric Westerhausen

**NOT IN ATTENDANCE:**

Jennifer and Richard Carpenter

Kevin Greer

Brian and Annie Jensen

Wayne and Lori Kurth

Troy and Mylene Peden

Holly and Ric Shaw

Andrew York

The 2023 Timbers Estates Homeowners meeting was held on December 8, 2023. The meeting began at 6:35 pm with 21 out of the 28 lots represented through attendance on Zoom or proxy representing a quorum.

Following Actions Approve:

Approval of 2023 Agenda-Motion by Kurt Schwartau; second by Bob Latham

Approval of 2022 Annual Meeting Minutes-Motion by Bob Latham; second by Kurt Schwartau

Discussion of Timbers Estates Metropolitan District and Timbers Estates Homeowners Association boards having the same members approved at the 2022 Annual Meeting

Treasurer’s Report

Review Profit & Loss Statement as of November 30, 2023 vs December 31, 2022

Review Balance Sheet as of November 30, 2023 vs December 31, 2022

Review of Proposed 2024 Budget

Approval of 2024 Budget-Motion by Dave Hartvigsen; second by Bob Latham

Design Review Board (“DRB”)

Karen Crosbie-Chair of the DRB discussed the types of projects to be submitted to the DRB using the following DRB email [Timbersdrb@gmail.com](mailto:Timbersdrb@gmail.com).

Timbers Estates Metropolitan District (“TEMD”) [www.timbersestatesmd.live](http://www.timbersestatesmd.live)

Discussion of assets held and the responsibility of TEMD:

Common Area Tracts A-H

Perimeter Fence

Roadways approximately 1 ½ miles

Irrigation ponds 1-3 approved by Colorado Water Court for watering of .14 acres around the gatehouse and .79 acres on Lot 15 (Elliot and Shugrue owners)

Evergreen Meadows Reservoir #1 water storage and augmentation plan approved by Colorado Water Court to offset 28 **in home use only wells** depletion to groundwater. No outdoor water is allowed under this augmentation plan.

Gatehouse, gate system and security cameras

Wildfire Committee

Discussion of following:

Overview of fire mitigation work completed

Firewise Community

Lookout Alert System- LookoutAlert.co (https://www.jeffco.us/473/Emergency-Notifications)

Watchduty.org application

Timbers Emergency Teams

Pine Beetle infestation observed in the Timbers with tree removal project on Tract G at the hairpin curve on Timbers Drive

Timbers Estates Homeowners Association Third Amended and Restated Declaration-Draft

Discussion of the need to bring the Declaration in compliance with Colorado Common Interest Ownership Act (“CCIOA”)

The meeting was adjourned at 7:55 pm.