

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
September 24, 2026

The Regular Meeting of the Timbers Estates Metropolitan District was held via Zoom on
Thursday, September 24, 2026, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Dave Hingtgen, President
Sam Hillin, Treasurer & Secretary
Rob Ginieczki, Asst. Secretary
Josh Skinner, At Large

Directors Absent; Excused:

Gary Elliott, Vice President

Also in Attendance:

Kenny Parrish, John Callahan III and Matt Sorenson; Pinnacle Consulting
Group, Inc.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Parrish noted that a quorum
was present, with three out of five Directors in attendance. The Regular
Meeting of the Board of Directors of the Timbers Estates Metropolitan
District was called to order by Director Hingtgen at 7:14 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All
Board Members confirmed their qualifications to serve on the Board. Mr.
Parrish noted there were no Conflicts of Interest for any members of the
Board of Directors.

Approval of Agenda: The Board considered the approval of the agenda.
Following review and discussion, upon a motion duly made by Director
Hingtgen, seconded by Director Ginieczki, and upon vote, unanimously
carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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CONSENT AGENDA

Mr. Parrish reviewed the items on the consent agenda with the Board. Mr. Parrish advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Hingtgen, seconded by Director Ginieczki, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – June 18, Regular Meeting and August 13, 2026, Special Meeting
- B. Payment of Claims.

FINANCIAL ITEMS

Financial Statements: Mr. Sorenson presented the Financial Statement ending June 30, 2026, to the Board. The Board advised that revenues were primarily comprised of property tax revenues. Expenses were discussed in relation to the District's overall budget.

The Board discussed the timing of expenses throughout the year and noted that certain expenses, including landscaping and maintenance, are seasonal and may not be reflected evenly from month to month.

Following review and discussion, upon a motion duly made by Director Hillin, seconded by Director Hingtgen, and upon vote, unanimously carried, it was

RESOLVED to accept the Financial Statement Ending June 30, 2026, as presented.

Review of 2027 Draft Budget: The Board reviewed the preliminary working draft of the 2027 budget and emphasized that the document remained preliminary and was not yet the final budget for approval. Projected 2027 revenues were discussed, with current estimates ranging from approximately \$137,000 to \$138,000, and the Board focused primarily on appropriate expenditure allocations.

The preliminary budget allocations were saved for further refinement and distribution to the Board, with additional opportunities for revisions prior to the 2027 Budget Hearing.

2027 Budget Timeline: The Board reviewed the proposed timeline for the development and adoption of the 2027 budget, which includes reviewing proposed revenues and expenditures on September 24, 2026, distributing the draft budget to the Board of Directors on October 15, 2026, holding a budget work session later in October to further refine allocations and

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finalize the draft, and conducting the 2027 Budget Hearing and Board Meeting on November 19, 2026. Agreeing that the work session should be scheduled after October 15 to give Directors adequate time to review the material, the Board requested that Mr. Parrish circulate potential dates and coordinate the scheduling.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented his report and provided updates regarding District activities and operational matters occurring since the March 26, 2026, Board meeting. Mr. Parrish provided an update regarding Solitude Lake Management and reported that routine inspections, monitoring, and treatment activities continued throughout the District pond system. Ongoing efforts remained focused on management of invasive buttercup growth and other vegetation concerns.

Mr. Parrish next provided an update regarding Gatehouse repairs and reported that coordination with contractors and vendors had continued, deposit payments had been processed, and scheduling for remaining repair work was underway. Mr. Parrish also discussed future landscaping and maintenance planning efforts, including development of a competitive bid process and the importance of establishing clearly defined maintenance standards and contractor responsibilities to improve consistency and accountability.

Solitude Lake Management Report: The Board reviewed an update regarding Solitude Lake Management's activities. It was reported that Solitude's regular pond inspections had been affected by a software issue, but an update through August was subsequently provided. The inspections indicated that there was little algae or unwanted vegetation in the ponds and that beneficial bacteria treatments continued to be applied as part of routine pond management. The Board discussed conditions at Pond 2, which was reported to have developed another algae bloom. Mr. Parrish agreed to contact Solitude Lake Management and notify them of the occurrence.

Review Timeline for Road Maintenance: The Board reviewed the schedule for the District's upcoming road maintenance project. A preconstruction meeting had been conducted, and the contractor's representative was identified as the on-site point of contact. Mr. Parrish stated that information regarding the project would be communicated to the community so residents would know what to expect during construction. The project was anticipated to commence on or about October 6, 2026. The work is expected to include roadway resurfacing in certain areas, as well as crack filling throughout the remaining District roadways. The Board discussed coordination with the contractor and the

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potential for individual property owners to contact the contractor regarding private work while the contractor is already mobilized in the area. Mr. Parrish will distribute contractor information in his email to the residents.

Update on Power at Pond 3: The Board received an update regarding electrical service at Pond 3. Mr. Parish reported that the power meter and associated work were proceeding and that the District was back online with the Pond 3 meter. The Board expressed appreciation for the progress on the project.

Review Landscaping & Maintenance RFP: The Board reviewed the proposed scope of services for the 2027 landscaping and snow removal contract. Mr. Parish explained that the purpose of the RFP would be to obtain proposals from contractors and evaluate whether the District is receiving appropriate value and service under its existing arrangements. The Board discussed the possibility of receiving proposals from additional contractors while maintaining the ability to continue with the existing provider if appropriate.

The Board discussed the importance of clearly defining the required services, including mowing schedules, maintenance of roadway areas, fence lines, open-space areas, District tracts, and other areas requiring periodic maintenance. A visual map and service-area description were reviewed. The Board provided comments regarding additional areas to be incorporated into the scope. Mr. Parish will incorporate the Board's recommendations into the RFP and distribute the request to prospective contractors. Board members were encouraged to provide contractor names for consideration.

OPERATIONS ITEMS

Gatehouse: The Board reviewed the current condition and maintenance needs of the Gatehouse, focusing on the heating system, gate hardware, and winter preparedness. Discussions regarding the heating equipment highlighted the need to better understand its current configuration and operation, with Director Skinner agreeing to coordinate a further review of the system. Additionally, while the gate access reader was reported to be functioning properly, the Board addressed wear and tear on the gate arm and overhead bar caused by repeated impacts, discussing potential repairs and structural reinforcement. Finally, the Board emphasized the importance of ensuring both the Gatehouse and its associated gate equipment are fully prepared for the upcoming winter season.

Perimeter Fence: Director Ginieczki provided an update regarding the perimeter fence, noting that several minor repairs—including fixing

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damaged sections near Tract F and replacing individual pickets—have been completed, with additional touch-ups addressed on an ongoing, as-needed basis. The Board discussed the current overall condition of the perimeter fence and encouraged both Board members and residents to report any damaged areas promptly to ensure timely identification and repair.

Maintenance: No additional maintenance items were presented for discussion beyond matters already addressed during the meeting.

Tree Maintenance: The Board discussed ongoing tree maintenance alongside the continuing impacts of drought and pine beetle activity in the surrounding area. While noting that the District actively monitors District-owned trees and handles necessary removals and maintenance, the Board emphasized the importance of individual property owners addressing affected trees on their private property. Although private-property tree removal remains the responsibility of the owner, the District has previously contacted certain property owners and may continue to provide notice and recommendations where appropriate. Ultimately, the Board underscored the rapid progression of pine beetle impacts and the critical need for continued community-wide monitoring.

Landscape Maintenance: Landscape maintenance was discussed in connection with the upcoming 2027 Landscaping and Snow Removal RFP. The Board noted that its prior feedback regarding mowing frequencies, roadway areas, open spaces, District tracts, and specific maintenance locations will be incorporated into the proposed scope of services.

Fire Mitigation: The Board discussed ongoing fire mitigation efforts, with Dave Hingtgen reporting that the previously completed work on Tract G appeared effective. The area will remain under observation, with an upcoming inspection scheduled to confirm that no new tree health or fire mitigation concerns have arisen. Additionally, the Board reviewed the District's continued efforts to maintain District-owned areas while encouraging individual property owners to proactively address hazardous or beetle-affected trees on private property.

Reservoir & Pond Matters: The Board discussed current reservoir and pond conditions in light of the ongoing drought, with Dave Hingtgen reporting a communication from the water provider regarding a potential request to release water. The discussion addressed low water levels and significant evaporation losses, estimated at approximately 18 inches, or roughly three acre-feet, as well as concerns over limited flow in Turkey Creek that could cause released water to be absorbed or

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evaporated before achieving a meaningful downstream benefit. Dave Hingtgen will discuss the matter further with the water commissioner to determine whether to proceed with the release, after which the District will evaluate the appropriate method if action is deemed necessary.

IT & Web Matters: Director Skinner provided a comprehensive update on the district's ongoing digital transition and website development. He reported that the district's legacy website domain cannot be transferred, which prompted him to purchase a new domain, timbers-estates.com, with plans to eventually set up an auto-forward from the old URL to the new platform.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:17 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

John Callahan III, Recording Secretary for the Meeting