

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF TIMBERS ESTATES METROPOLITAN DISTRICT

HELD
August 13, 2026

The Regular Meeting of the Timbers Estates Metropolitan District was held via Zoom on Thursday, August 13, 2026, at 2:00 p.m.

ATTENDANCE

Directors in Attendance:

Dave Hingtgen, President
Sam Hillin, Treasurer & Secretary
Josh Skinner, At Large

Directors Absent; Excused:

Gary Elliott, Vice President
Rob Ginieczki, Asst. Secretary

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 2:08 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 Skinner, seconded by Director Hingtgen, 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.

RECORD OF PROCEEDINGS

OPERATIONS ITEMS

Proposals for Road Repairs and Select Contractor: The Board discussed three proposals for roadway maintenance and repairs, including crack sealing and asphalt overlay work near Lots 15 and 18. Proposals were reviewed from Evergreen Grand Sand & Gravel, Denver Commercial Property Services (DCPS), and Rocky Mountain Asphalt. The Board discussed the scope and pricing of each proposal, including various asphalt treatment options and the potential for addressing roadway maintenance throughout the community.

The Board noted that DCPS's proposal provided crack sealing throughout the community in addition to the asphalt overlay repairs near Lots 15 and 18. District Management advised that DCPS is a reputable vendor with prior successful experience working with other districts. The Board also discussed the potential for establishing a long-term roadway maintenance program, including addressing sections of roadway on an annual or biannual basis as needed.

District Management confirmed that sufficient funds are available within the current budget to complete the proposed work without requiring significant budget adjustments or a special assessment. Following discussion, upon motion duly made by Director Hingtgen, seconded by Director Hillin, and unanimously carried, it was

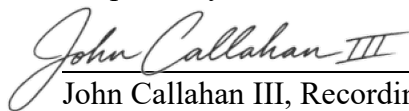
RESOLVED, to approve the proposal with Denver Commercial Property Services for the crack sealing and asphalt overlay work., as presented.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:28 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