

**Timbers Estates HOA Annual Meeting  
November 7, 2024**

Timbersestates.com

**ATTENDEES ON ZOOM:**

Lilly Croke  
Cecilia and Glenn Curtis  
Gary Elliott  
Jim and Eric Gerencser  
Rob Ginieczki  
Dave and Eileen Hartvigsen  
Shann and Sam Hillin  
Bob Latham  
Zaida Nunez and Todd Watson  
Marni and Darren Reinstein  
MaryAnn and Mike Thaxton  
Amanda and Ben Venuto

**OWNERS THROUGH PROXY:**

Karen and Mike Crosbie  
Sara and Dave Hingtgen  
Debbie and Neil Kaufman  
Stacy and Eric Westerhausen

**NOT IN ATTENDANCE:**

Jennifer and Richard Carpenter  
Lousie and Stern Dixon  
Kevin Greer  
Brian and Annie Jensen  
Wayne and Lori Kurth  
Troy and Mylene Peden  
Rocio and Jose Rodriguez  
Ric Shaw  
RCW Trust  
Andrew York  
Melissa & Tim Webber

The 2024 Timbers Estates Homeowners meeting was held on November 7, 2024. The meeting began at 6:35 pm with 17 out of the 28 lots represented through attendance on Zoom or proxy representing a quorum.

Following Actions Approve:

Approval of 2024 Agenda-Motion by Bob Latham; second by Rob Ginieczki

Approval of 2023 Annual Meeting Minutes-Motion by Bob Latham; second by Dave Hartvigsen

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 October 31, 2024 vs December 31, 2023

Review Balance Sheet as of October 31, 2024

Review of Proposed 2025 Budget and Annual Dues

Approval of 2025 Budget and Annual Dues-Motion by Bob Latham; second by Gary Elliott

Design Review Board ("DRB")

Karen Crosbie-Chair of the DRB 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 update

Roadways update

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 update on new improvements

Wildfire Committee

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 Evergreen and Conifer area as well as the Timbers with tree removal project completed on Tract G at the hairpin curve on Timbers Drive

Timbers Estates Homeowners Association Third Amended and Restated Declaration-Draft

Results of vote on the new Declaration now in compliance with Colorado Common Interest Ownership Act ("CCIOA") 21 lots voting in favor and 7 no response. New Declaration will be filed with Jefferson County.

The meeting was adjourned at 7:40 pm.