

# TIMNATH LAKES METROPOLITAN DISTRICT (“TLMD”) NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://timnathlakesmetrodistricts1-6.com/>

## **NOTICE OF REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jennifer Martin	President	2025/May 2025
Matthew Wasserman	Treasurer	2025/May 2025
Justin Guy Wright	Assistant Secretary	2027/May 2027
Yuri Zubovski	Assistant Secretary	2025/May 2025
Ahmed Hashem	Assistant Secretary	2027/May 2025
David Solin	Non-Elected Secretary	

DATE: January 17, 2024 (Wednesday)

TIME: 5:30 p.m.

PLACE: **VIA ZOOM MEETING**

***IF YOU WOULD LIKE TO ATTEND THIS MEETING, THE LINK IS BELOW.***

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

**Meeting ID:** 546 911 9353

**Passcode:** 912873

**Dial In:** 1-719-359-4580

### I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24-hour posting location.
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- C. Developer update.
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### II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

A. \_\_\_\_\_

IV. LEGAL MATTERS

A. Discuss 2024 Operations & Maintenance Fees.

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V. CAPITAL MATTERS

A. \_\_\_\_\_

VI. OTHER BUSINESS

A. Review and acknowledge a landscape walk punch list from PCS Group Inc. (enclosure).

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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 17, 2024.**



pcs group inc. www.pcsgroupco.com

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November 6, 2023

Attn: Travis Hunsaker

Assistant Community Manager - Timnath Lakes Metropolitan District #6

RE: TIMNATH LAKES FILING 6 - LANDSCAPE PLANS - GENERAL LANDSCAPE INSPECTION ITEMS

Travis,

At the request of CAC Timnath LLC, PCS Group Inc., as the Project Landscape Architect for Timnath Lakes, inspected the landscape depicted on the landscape construction drawings (named TIMNATH LANDING FILING NO. 6 - LANDSCAPE PLANS\_2021-12-03) within Timnath Lakes Phase 1. Please note, this letter only applies to the landscaping within the area highlighted green on the attached Exhibit A. All other landscaping will be installed by Lennar Homes.

PCS Group assumes no liability for the work performed or materials installed by the Landscape Contractor or any Subcontractors. The intent of these landscape inspections is to help ensure general conformance with the design intent of the approved landscape plans. Inspection approval by PCS Group shall not relieve the landscape contractor or his work from conforming to county codes, industry standards, or the requirements set forth in the approved landscape plans. Fine grading was inspected from an aesthetic standpoint only. Spot elevations, slopes, drainage patterns, structural design, installation of walls, stairs, pavement, footings and irrigation were also not inspected by PCS Group.

Landscape Acceptance Report:

This Landscape inspection for Timnath Lakes Metro District #6 occurred on October 25, 2023 with a representative from Special District Management Services (Travis Hunsaker - Assistant Community Manager), and myself. Punch list items were addressed on November 1, 2023.

**At this time PCS Group is recommending acceptance of the Landscape Improvements within Timnath Landing Filing 1, Filing 2 & Filing 5. The landscape improvements installed were found to be in conformance with the approved construction plans and in good condition.**

Sincerely,

Jeff Norberg

PCS Group, Inc. - Senior Associate

# Exhibit A





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November 6, 2023

Attn: Travis Hunsaker

Assistant Community Manager - Timnath Lakes Metropolitan District #6

RE: TIMNATH LAKES FILINGS 1, 2 & 5 - LANDSCAPE PLANS - GENERAL LANDSCAPE INSPECTION ITEMS

Travis,

At the request of CAC Timnath LLC, PCS Group Inc., as the Project Landscape Architect for Timnath Lakes, inspected the landscape depicted on the landscape construction drawings (named TIMNATH LANDING FILING 1 - LANDSCAPE PLANS\_2017-11-18 / TIMNATH LANDING FILING 2 - LANDSCAPE PLANS\_2020-05-08 / TIMNATH LANDING FILING 5 - LANDSCAPE PLANS\_2021-06-30) within Timnath Lakes Phase 1.

PCS Group assumes no liability for the work performed or materials installed by the Landscape Contractor or any Subcontractors. The intent of these landscape inspections is to help ensure general conformance with the design intent of the approved landscape plans. Inspection approval by PCS Group shall not relieve the landscape contractor or his work from conforming to county codes, industry standards, or the requirements set forth in the approved landscape plans. Fine grading was inspected from an aesthetic standpoint only. Spot elevations, slopes, drainage patterns, structural design, installation of walls, stairs, pavement, footings and irrigation were also not inspected by PCS Group.

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Sincerely,

Jeff Norberg

PCS Group, Inc. - Senior Associate

(720) 443-6222 - jeff@pcsgroupco.com