

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

via teleconference

Tuesday, January 16, 2023 at 6:00 PM

<https://leydenrocklife.com/>

Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Arditia, Assistant Secretary	Term to May 2025
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

This meeting can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/81614742884?pwd=7akl0u97asQ3Xq7p0iOHGdArIIdqXd.1>

Meeting ID: 816 1474 2884

Passcode: 499413

Call-in Number: +1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda:
 - a. Approval of Minutes from December 19, 2023 Regular Meeting (**enclosure**)
 - b. Approval of Minutes from January 2, 2024 Special Meeting (**enclosure**)
 - c. Ratification of Special District Disclosure Notices Pursuant to § 32-1-809, C.R.S. (**enclosure**)
 - d. Ratification of Requisition No. 13 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Public Hearing on 2024 Budget Amendment and Consider Approval of Resolution Amending the 2024 Budget (**enclosure**)
 - c. Other Financial Matters
7. District Management Matters
 - a. District Manager’s Report (**enclosure**)
 - b. Discussion Regarding the Republic Landfill’s Proposed Berm Plan (**enclosure**)
 - c. Presentation Regarding Status Update for the City of Arvada Emergency Preparedness Study

2024 Regular Meetings

January 16; February 20; March 19; April 16; May 21; June 18; July 16; August 20; September 17; October 15; November 19; and December 17 at 6:00 p.m. via teleconference.

- d. Other Management Matters
- 8. Director's Matters
 - a. Discussion Regarding Trail Grant with Wendy Fetterolf (**enclosure**)
 - b. Other Director's Matters
- 9. Capital Projects Discussion
 - a. Other Capital Project Matters
- 10. Legal Matters
 - a. Other Legal Matters
- 11. Other Business
- 12. Adjourn

2024 Regular Meetings

January 16; February 20; March 19; April 16; May 21; June 18; July 16; August 20; September 17; October 15;
November 19; and December 17 at 6:00 p.m. via teleconference.

EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 13

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$47,360.23.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payment of capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See previously provided wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of January, 2024.

District Representative

**Leyden Rock Metro District
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount	Date Paid
Requisition No. 1		RRCEA, LLC		\$ 2,641,085.68	
Requisition No. 1 Total				2,641,085.68	1/4/2023
Requisition No. 2	20858	PlayWell	12/13/2022	106,537.07	
Requisition No. 2	9549	PlayWell	12/13/2022	77,673.38	
Requisition No. 2	6493	PatioShoppers	12/6/2022	53,346.60	
Requisition No. 2		Adjustment to Actual		(100.00)	
Requisition No. 2 Total				237,457.05	1/6/2023
Requisition No. 3	BRO 199248	Keesen Landscape	9/9/2022	124,750.00	
Requisition No. 3 Total				124,750.00	1/12/2023
Requisition No. 4	7450	The Architerra Group, Inc	1/9/2023	12,360.00	
Requisition No. 4	S-1748	Equalized Productions	1/4/2023	21,751.29	
Requisition No. 4	S-1749	Equalized Productions	1/4/2023	6,727.50	
Requisition No. 4	S-1750	Equalized Productions	1/4/2023	6,969.00	
Requisition No. 4 Total				47,807.79	1/25/2023
Requisition No. 5	7474	The Architerra Group, Inc	2/7/2023	3,120.00	
Requisition No. 5	BRO 211132	Keesen Landscape	1/1/2023	5,127.49	
Requisition No. 5		Req. No. 2 Adjustment to Actual		100.00	
Requisition No. 5 Total				8,347.49	2/22/2023
Requisition No. 6	7493	The Architerra Group, Inc	3/3/2023	7,498.75	
Requisition No. 6 Total				7,498.75	3/17/2023
Requisition No. 7	7515	The Architerra Group, Inc.	4/17/2023	6,404.33	
Requisition No. 7	1273	Shelton Electrical Services LLC	4/25/2023	6,135.00	
Requisition No. 7	29554	The PlayWell Group, INC.	5/3/2023	7,518.59	
Requisition No. 7	4950	The PlayWell Group, INC.	5/3/2023	1,075.28	
Requisition No. 7	1276	Shelton Electrical Services LLC	5/4/2023	13,945.00	
Requisition No. 7	7528	The Architerra Group, Inc.	5/4/2023	2,737.40	
Requisition No. 7	17GT-H4D3-GCQD	Amazon Capital Services	5/10/2023	169.44	
Requisition No. 7	7450	The Architerra Group, Inc	12/31/2022	12,360.00	
Requisition No. 7	7397	The Architerra Group, Inc	10/31/2022	2,660.00	
Requisition No. 7	7347	The Architerra Group, Inc	09/07/2022	6,812.50	
Requisition No. 7	7312	The Architerra Group, Inc	08/11/2022	2,347.10	
Requisition No. 7	7299	The Architerra Group, Inc	07/05/2022	6,603.08	
Requisition No. 7	7279	The Architerra Group, Inc	06/06/2022	6,523.52	
Requisition No. 7	7254	The Architerra Group, Inc	05/04/2022	2,923.75	
Requisition No. 7	7224	The Architerra Group, Inc	04/06/2022	6,289.80	
Requisition No. 7 Total				84,504.79	6/8/2023
Requisition No. 8	23175	Front Range Asphalt Maintenance, LLC	5/24/2023	56,834.00	
Requisition No. 8	23176	Front Range Asphalt Maintenance, LLC	5/24/2023	14,526.50	
Requisition No. 8	1269	Shelton Electrical Services LLC	4/13/2023	485.00	
Requisition No. 8	Pay App 1	The PlayWell Group, INC.	5/31/2023	38,836.69	
Requisition No. 8 Total				110,682.19	6/30/2023
Requisition No. 9	BRO 221083	Keesen Landscape	6/29/2023	17,980.00	
Requisition No. 9	BRO 225530	Keesen Landscape	7/31/2023	44,012.34	
Requisition No. 9	BRO 222937	Keesen Landscape	7/7/2023	18,460.00	
Requisition No. 9	7614	The Architerra Group, Inc.	8/7/2023	4,518.31	
Requisition No. 9	7562	The Architerra Group, Inc.	6/8/2023	4,992.75	
Requisition No. 9	7595	The Architerra Group, Inc.	7/7/2023	8,997.02	
Requisition No. 9	Pay App 1 Remainder	PlayWell	5/31/2023	6,447.37	

**Leyden Rock Metro District
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount	Date Paid
Requisition No. 9		Duplicate Requisitions		(51,196.69)	
Requisition No. 9 Total				54,211.10	8/31/2023
Requisition No. 10	BRO226757	Keesen Landscape	8/16/2023	38,540.00	
Requisition No. 10	7638	The Architerra Group, Inc.	9/8/2023	17,973.29	
Requisition No. 10 Total				56,513.29	9/28/2023
Requisition No. 11	7678	The Architerra Group, Inc.	10/12/2023	5,221.25	
Requisition No. 11	7690	The Architerra Group, Inc.	11/7/2023	48,709.25	
Requisition No. 11 Total				53,930.50	11/13/2023
Requisition No. 12	7714	The Architerra Group, Inc.	12/6/2023	4,736.15	
Requisition No. 12 Total				4,736.15	12/14/2023
Requisition No. 13	S-2020	Equalized Productions	12/20/2023	45,672.73	
Requisition No. 13	7748	The Architerra Group, Inc.	1/8/2024	1,687.50	
Requisition No. 13 Total				47,360.23	
Total Requisitioned				\$ 3,478,885.01	

Equalized Productions, LLC
 PO Box 745519
 Arvada, CO 80006
 (720) 639-6571
 www.equalizedproductions.com

Invoice



BILL TO
Leyden Rock Metro District 17685 W 83rd Drive Arvada, CO 80007

SHIP TO
Leyden Rock Metro District 17685 W 83rd Drive Arvada, CO 80007

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
S-2020	12/20/2023	\$45,672.73	12/20/2023	Due on receipt	

JOB NAME
Semi-Final Billings

ITEM	QTY	RATE	AMOUNT
Sales Semi-Final Payment for Clubhouse AV system per quote #2020 - Total remaining balance is \$22,501.26 - Less connection plate still backordered (\$1,045.00)	1	21,456.26	21,456.26
Sales Final Payment for Clubhouse board mic system per quote #2021	1	6,777.50	6,777.50
Sales Final Payment for Clubhouse video system option #2 per quote #2174	1	7,219.00	7,219.00
Sales Final payment for Clubhouse network upgrades per quote #2367 - No prepayment was collected for this scope	1	10,219.97	10,219.97
. ** Remaining balance due will be \$1,045.00 for remaining item still backordered			

SUBTOTAL	45,672.73
TAX	0.00
TOTAL	45,672.73
BALANCE DUE	\$45,672.73



THE ARCHITERRA GROUP, INC
 5881 S. Deframe St
 Littleton, CO 80127
 303.948.0766

INVOICE #	7748
DATE	1/8/2024
DUE DATE	2/7/2024
P.O. #	

BILL TO:

Ms. Megan J. Murphy
 White Bear Ankele Tanaka & Waldron
 2154 E Commons Ave
 Ste 2000
 Centennial, CO 80122

PROJECT 2309/Leyden Rock Master Planning

DESCRIPTION	TOTAL
<p>DESCRIPTION: Public outreach summarization and coordination, prepared for and attended conference calls with Katie Cooley and misc. coordination.</p> <p>LABOR: L Dominguez - 14 hrs @ \$115/hr M Taylor - 0.5 hrs @ \$155/hr</p>	<p>1,610.00 77.50</p>
	<u>\$1,687.50</u>

Contract Amount	Contract Remaining	Percent Complete
\$223,585.00	\$140,739.25	37%

The Architerra Group, Inc. thanks you for your business. Please indicate the invoice number on your check.

MANAGEMENT REPORT

COMMUNITY:	MANAGER:	REPORT DATE:
Leyden Rock Metro District	Katie Call	January 9, 2024

<p>2024 Regular Board Meeting Schedule: <u>Capital Projects Discussion on the First Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 2 ❖ February 6 ❖ March 5 ❖ April 2 ❖ May 7 ❖ June 4 ❖ July 2 ❖ August 6 ❖ September 3* (day after Labor Day) ❖ October 11 ❖ November 5 ❖ December 3 	<p>2024 Regular Board Meeting Schedule: <u>Regular Business (Consent Agenda, Financial, Management, Director Matters) on the Third Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 16 ❖ February 20 ❖ March 19 ❖ April 16 ❖ May 21 ❖ June 18 ❖ July 16- ANNUAL MEETING ❖ August 20 ❖ September 17 ❖ October 15 ❖ November 19- BUDGET HEARING ❖ December 17
<p>Last Reserve Study: 2020</p> <p>Operating Fee: \$0.00/year Tract K Filing Fee: \$372/year</p> <p>Current mill levy (2022), for collection in 2023 25.000 mills - (general fund) 37.000 mills - (debt service fund) 0.000 mills - (capital projects fund)</p>	<p>Board of Directors:</p> <ul style="list-style-type: none"> ❖ Brett Vernon, President Term to May 2027 ❖ Scott J. Plummer, Secretary Term to May 2027 ❖ Christian Ardita, Assistant Secretary Term to May 2025 ❖ Tanis Batsel Stewart, Assistant Secretary Term to May 2025 ❖ Jeff Cunningham, Treasurer Term to May 2025
<p>District Services: Residential Trash, Common Area Landscape Maintenance, Common Area Snow Removal, Common Area Pet Waste Removal, Pool Maintenance & Staffing, Social Events</p>	<p>Dates to Note:</p> <ul style="list-style-type: none"> ❖ New Resident Social: Tuesday, January 30th ❖ Advance Management Board Education Series: Wednesday, January 31st ❖ Trails Open House: <i>Tentatively</i> Thursday, February 1st
<p>Landscape Committee: Tanis Batsel-Stewart, Chair Carolyn Rowe Thu Koelling Diane Mangam Lisa Coleman Pam Hill</p>	<p>Additional Information:</p> <ul style="list-style-type: none"> ❖ Compliance: 1x weekly ❖ E-newsletter Performance: Total Contacts: 2,096 (down 4) Email Open Rate: 75% (no change) 1270/1439 Reaching approximately 88% of the homes in the community

COMPLIANCE INSPECTIONS

Inspector: Pam Mitchell

<p>Schedule:</p>	<p>Inspections occur weekly. Trash day: Monday</p> <p>Week 1: Filing 1 & 2 Week 2: Filing 3 & 4 Week 3: Filing 5 Week 4: Filing 6</p> <p>Every drive re-inspects existing violations that are flagged for inspection</p>
<p>Ways of Working:</p>	<p>Katie to review report violation report weekly:</p> <ul style="list-style-type: none"> - Identify addresses that require additional support by Pam. - Close violations as needed. - Send violations to the attorney as needed. <p>Katie to flag any items to Pam for the following week by Wednesday.</p> <p>Pam may close a violation before compliance date if cured but cannot escalate to next step before the compliance date.</p> <p>Pam to email or text Katie potential exterior modification that may require approval (such as painting or major landscape renovation taking place) and note vehicles driving through common areas to access their units and any construction/project activity.</p>
<p>Priorities:</p>	<p>Landscaping:</p> <ul style="list-style-type: none"> - Lawn – brown / dead grass: June through September - Lawn Maintenance- mowed & trimmed. - Weeds in lawn and rock beds: all year - Dead shrubs/trees: all year <p>– Seasonal pruning – Proposed Plan: Spring 2024, Begin addressing streetscape dead trees</p> <p>Other Items:</p> <ul style="list-style-type: none"> - Trash can storage: all year - Basketball hoops: all year <ul style="list-style-type: none"> – must be stored halfway up driveway when not in use – prohibited to be attached to the home - General disrepair (fences, shingles, shutters) <p>– Spring/Summer 2024, Begin addressing fence staining needs</p> <ul style="list-style-type: none"> - Unsightly conditions (exterior storage of landscaping materials & equipment, oil stains, un-stored items) <p>– Spring/Summer 2024, Begin addressing radon mitigation vents to be painted to match the body paint or trim color</p> <p>Seasonal:</p> <ul style="list-style-type: none"> - Holiday lighting, including clips. - Snow removal <ul style="list-style-type: none"> – owners are responsible for removing snow on driveways & sidewalks

CURRENT PROJECTS / ACTION ITEMS

PROJECT	DESCRIPTION	STATUS
Trash Enclosure Repair	Wind damages to the clubhouse trash enclosure	In progress
2024 Contracts	Working with vendors to complete service agreements for 2024	In progress
2024 Calendar	Calendar of events, projects, meetings	Ongoing
Surveillance System AV Upgrade	Clubhouse Surveillance system install Clubhouse speakers and tv upgrade	In progress- Equalized was onsite 1/9 to install Bluetooth faceplate and continue work on Camera 12 of the security system
Tree Health Maintenance	Recommended annual tree maintenance from tree health report	In progress, services began 11/20 Met with owner 1/5 to begin plan for homeowner tree program
Winter Rock	Landscape project along Leyden Rock Drive	In progress
Parking Lot Lighting	Adding lighting to the parking lot at the clubhouse	Met with Yeti Ark Electrical Friday 12/8, pending proposal
Retaining Wall	Retaining wall repair on LR Drive	Pending project schedule dates from Hall
Updated Maps Project	Community maps used for vendors	In progress, Landscape maps
Pool & Clubhouse Use Policy Update	Work with WBA for updates to policy	In progress
Clubhouse Refresh	Refresh includes updated furniture, design upgrades, acoustic elements	In progress
Jefferson Parkway Signs	Notice of Parkway signs installed along parkway	In progress
Pet Stations	Station relocation	On Hold
Pool Plaster	Resurfacing the pool	On Hold
Pool Lighting	Upgrade lights to LED	On Hold
Pool Heater	Replacement w/ Electronic Thermostat	<i>Initial proposal received from Peak One for digital thermostat add on, meeting scheduled for 1/12</i> On Hold
Column Stone Replacement	Stone has come off on of the fence columns in the community	On Hold
Clubhouse Repairs	Replacement of blocks on back railings	On Hold
Wayfinding Sign Stain	Stain the wood on the wayfinding signs and Ping Pong Park sign	On Hold
Website Host Transfer	Transition website to Streamline	Coming 2024
Weather Trac Meeting	Update on Smart Controllers	Coming 2024

ANNUAL CALENDAR - 2024

January	<ul style="list-style-type: none"> ▪ District Office Closed - January 1, 2024 ▪ Board Meeting (Capital Projects) - January 2, 2024 ▪ Domain Auto Renewal - January 5, 2024 ▪ District Office Closed - January 15, 2024 ▪ Board Meeting (Regular Business) - January 16, 2024 ▪ HVAC Preventative Maintenance - TBD
February	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - February 6, 2024 ▪ District Office Closed - February 19, 2024 ▪ Board Meeting (Regular Business) - February 20, 2024
March	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - March 5, 2024 ▪ Board Meeting (Regular Business) - March 19, 2024
April	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - April 2, 2024 ▪ Board Meeting (Regular Business) - April 16, 2024 ▪ Board Email Auto Renewal - April 8, 2024
May	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - May 7, 2024 ▪ Board Meeting (Regular Business) - May 21, 2024 ▪ District Office Closed - May 27, 2024 ▪ Snow Contract Expires - May 31, 2024 ▪ Irrigation Start-up / Spring Clean-up ▪ Backflow Inspection ▪ HVAC Preventative Maintenance - TBD
June	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - June 4, 2024 ▪ Board Meeting (Regular Business) - June 18, 2024 ▪ District Office Closed - June 19, 2024 ▪ Phase 2 Fence Staining - TBD
July	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - July 2, 2024 ▪ District Office Closed - July 4, 2024 ▪ Board Meeting (Regular Business) - July 16, 2024 ▪ Annual Meeting - July 16, 2024
August	<ul style="list-style-type: none"> ▪ Budget Working Session - TBD ▪ Board Meeting (Capital Projects) - August 6, 2024 ▪ Board Meeting (Regular Business) - August 20, 2024
September	<ul style="list-style-type: none"> ▪ District Office Closed – September 2, 2024 ▪ Board Meeting (Capital Projects) - September 3, 2024 ▪ Board Meeting (Regular Business) - September 17, 2024 ▪ Pool Closing Date - September 4, 2024 ▪ Renew Snow Contract ▪ HVAC Preventative Maintenance - TBD
October	<ul style="list-style-type: none"> ▪ Draft Budget Due to CLA- October 1, 2024 ▪ Board Meeting (Capital Projects) - October 1, 2024 ▪ District Office Closed – October 14, 2024 ▪ Draft Budget Submitted by CKA- October 15, 2024

	<ul style="list-style-type: none"> ▪ Board Meeting (Regular Business) - October 15, 2024 ▪ Irrigation Shutdown / Fall Clean-up
<i>November</i>	<ul style="list-style-type: none"> ▪ Final Budget Changes to CLA- November 1, 2024 ▪ Board Meeting (Capital Projects) - November 5, 2024 ▪ District Office Closed - November 11, 2024 ▪ Board Meeting/Budget Hearing (Regular Business) - November 19, 2024 ▪ District Office Closed - November 27 thru November 29, 2024
<i>December</i>	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - December 3, 2024 ▪ Board Meeting (Regular Business) - December 17, 2024 ▪ District Office Closed – TBD

LIFESTYLE COMMUNITY CALENDAR- 2024

Special Events This Month- JANUARY	Floral Workshop	Tuesday January 23, 2024
	Family Bingo	Sunday, January 28, 2024
	New Resident Social	Tuesday, January 30, 2024
Upcoming Events Next Month- FEBRUARY	Valentine's Day One-Stop Shop	Wednesday, February 14, 2024
Monthly Events	Arvada Story Time	First Wednesday AM of the month
	Sound Bath	First Wednesday PM of the month
	Mobile Groomer	Second Tuesday of the month
	Toddler Time	Third Wednesday of the month
	Empty Nesters	Last Friday AM of the month
	Trivia Night	Last Friday PM of the month
	Mobile Barber	Rotating Dates, 1x monthly
Signature Events	Easter	TBD
	Pool Opening Party	Friday, May 24, 2024
	Fourth of July	Thursday, July 4, 2024
	Adults Night Out- Spring/Summer	TBD
	Adults Night Out- Fall/Winter	TBD
	Turkey Trot	TBD
	Holiday Market	First weekend in December
	Santa Visits	TBD
Club Activity	Mahjong Club*	Weekly meetups
	Running Club	Weekly meetups
	Book Club	Monthly meetups
	Hiking Club	Monthly meetups
	Bunco Club	Monthly meetups

CURRENT CONTRACTS

SERVICE	COMPANY	RATE	EXPIRATION	TERMINATION CLAUSE
Landscaping (including pond maintenance)	Keesen Landscape	NTE- \$196,450 <i>*see fee schedule for T&M rates</i>	December 31, 2024	30 days
Snow Removal	Keesen Landscape	T&M <i>*see fee schedule for T&M rates</i>	May 31, 2024	30 days
Soil/Sediment Sampling	CTL Thompson	\$4,000 per sample every 6 months	December 31, 2024	30 days
Weed & Pest Control	Weed Wranglers	NTE- \$73,500 \$4,500/pest control visit (2x/year)	December 31, 2024	30 days
Pet Waste Removal	Poop 911	\$2,060/ 3x week per month \$1,610/ 2x week per month + \$10.00 per roll for bags	December 31, 2024	30 days
Trash Removal	Republic Services	NTE- \$256,170	December 31, 2024	30 days
Janitorial Services	Done & Dusted (f.k.a. The Helping Hand)	\$200.00/ clubhouse cleaning \$95.00/pool cleaning	December 31, 2024	30 days
Pool Maintenance	Peak One Pool & Spa	\$110.00/weekday visit + NTE \$7,000 chemicals	December 31, 2024	<i>*see fee schedule for T&M rates</i>
Pool Monitors	Mile High Pools	NTE \$96,448	September 4, 2024	30 days
HVAC	Timberline Mechanical	\$105/ PM visit + materials	December 31, 2024	30 days
Design Review	Lee Design Group	\$55/ application \$75/custom exterior painting submission	December 31, 2024	30 days
Fence Staining	Neighborly Fence Staining, LLC	\$33,741/ phase	December 31, 2024	30 days
Tree Care Services	Preservation Tree Care	<i>See scope for fees</i>	December 31, 2024	30 days

FACILITY MAINTENANCE HISTORY

ELEMENT	MAINTENANCE APPROACH	MAINTENANCE / INSPECTION HISTORY	NOTES
AED	Annual	<ul style="list-style-type: none"> • Inspection for expiration of pads & battery 	
Backflows	Annual Testing Required by COA	<ul style="list-style-type: none"> • Completed in in May/June 2023 	23 backflow locations
Fencing	Each fence staining phase completed once every 5 years Repairs, as needed	<ul style="list-style-type: none"> • Phase 1 fence staining completed 2023 • Phase 2- 2024 • Phase 3- 2025 • Phase 4- 2026 • Phase 5- 2027 Restart <ul style="list-style-type: none"> • Phase 1 – 2028 • Phase 2 – 2029 • Phase 3- 2030 • Phase 4 – 2031 • Phase 5- 2032 	
HVAC	3 preventative maintenance visits per year	<ul style="list-style-type: none"> • Completed January, May & September 2023 	
Plumbing	PENDING	<ul style="list-style-type: none"> • Inspection of drains, faucets, toilets 	Annual cost \$515.00.
Fire System	PENDING	<ul style="list-style-type: none"> • Inspection of fire extinguishers, emergency lights 	Annual Cost ~ \$385
Building Exterior		<i>Pending further research</i>	
Sidewalk/Parking Lot		<i>Pending further research</i>	
Roofs		<i>Pending further research</i>	

CLUBHOUSE RENTAL HISTORY

MONTH	RESIDENT	NON-RESIDENT	Total
<i>January</i>	3	1	4
<i>February</i>	1	-	1
<i>March</i>	4	-	4
<i>April</i>			
<i>May</i>			
<i>June</i>			
<i>July</i>			
<i>August</i>			
<i>September</i>			
<i>October</i>			
<i>November</i>			
<i>December</i>			

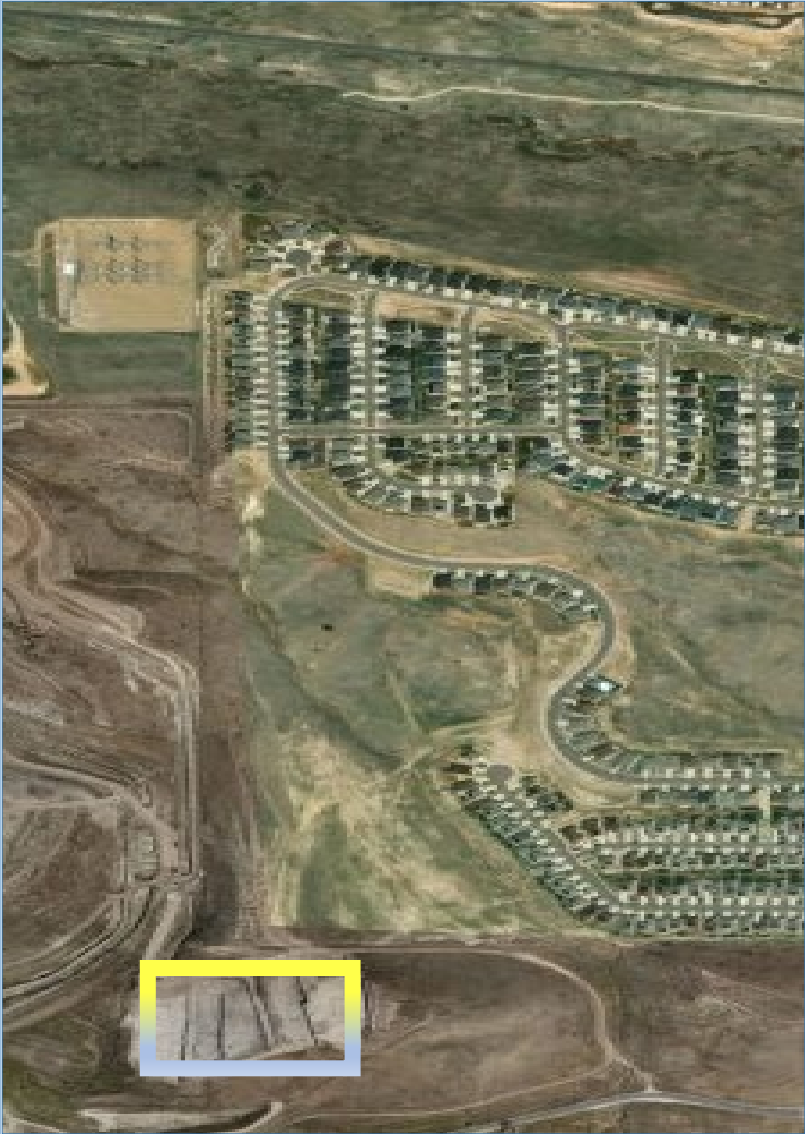
CAPITAL PROJECT BUDGET

Submittal Categories	Project	Location Name	Budget
METRO DISTRICT TRACTS	Major Vista	String of Pearls	1,000,000
		Zircon Street culdesac	0
		Traveler's Hub	0
		Ping Pong Park	0
		Demo Garden	0
	Major Vista/Mudflow	Timber Way (walkway between W 85 th Blf & W 84 th Pl)	100,000
		The 84th Ave area (between Yucca & Windy)	100,000
		84th Ave Cul de sac (Leclair)	0
	Drainage remediation	Multiple locations	250,000
		Winter Rock Section A	36,000
		Winter Rock Section B	139,000
	Fire exit	Eldora Way to 82nd	0
	Trailheads & minor vistas (general palette)		0
TOTAL			1,625,000
ENTRANCES	Entrance, + Electricity	Culebra	see total below
	Entrance, + Electricity	Yule	see total below
	Entrance	LR Drive	0
TOTAL			250,000
PARKS	Westridge (includes the hillside in front)		750,000
	Lookout		0
	Daybreak		500,000
TOTAL			1,250,000
TRAILS	Trails		850,000
TOTAL			850,000
CONTINGENCY			25,000
TOTAL			25,000
			\$4,000,000.00

Foothills Landfill Property



Gas to Energy Plant



Soil Berms



Vision Lines



Grant Name	Focus	Organization	Link	Open/Closed	Application Timeline	Potential Amount	Notes
Non Motorized Trail Grants	Trail Building	CO Parks & Wildlife	https://www.state.co.us/parks/wildlife/TrailBuilding/TrailBuilding.html	Closed	Deadline was 9/5/23 for 2024 funds	Applicants can request up to \$250,000 for Construction/Maintenance projects and \$45,000 for Planning/Support	Joined email list to receive alert for next round of funding https://www.parks-wildlife.state.co.us/parks/wildlife/TrailBuilding/TrailBuilding.html#newsletter
Community Impact & Stewardship Grants	Trail Building	Great Outdoors Colorado	https://gocolorado.org/programs	Open	Concept proposal due 1/29/24 for June 2024 funding	No maximum	
Landscape Resilience Investment funding	Wildfire Prevention	Colorado Strategic Wildfire Action Program (COSWAP)	https://www.colorado.gov/sta/strategic-wildfire-action-program	Open	hasn't funded since 2022, would have to inquire	\$500,000 - \$1M	Also workforce development grants for folks to do the work. \$1M to Jeffco Wildfire Safe Program
Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant- Fuels and Forest Health Projects	Wildfire Prevention	CO State Forest Service	https://cfsf.colorado.gov/and/forest-restoration-wildfire-risk-mitigation	Closed	Current cycle will be granted April 2024	No maximum	Joined email list to receive alert for next round of funding
Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant- Capacity Building	Wildfire Prevention	CO State Forest Service	https://cfsf.colorado.gov/and/forest-restoration-wildfire-risk-mitigation/capacity-building-instructions	Closed	Current cycle will be granted April 2024	No maximum	Matching funds required. Joined email list to receive alert for next round of funding
Building Resilient Infrastructure and Communities (BRIC) program	Wildfire Prevention	Federal Emergency Management Agency through the Colorado Division of Homeland Security and Emergency Management	https://www.colorado.gov/sta/bric	Closed	deadline 12/15/23	Last cycle had \$500,000 total to give to all recipients	Sourced from this list
Community Wildfire Defense Grants	Wildfire Prevention	US Forest Service	https://www.fs.usda.gov/programs/cwdg	Closed	deadline 11/4/23	No maximum	