

GREATROCK NORTH WATER AND SANITATION DISTRICT

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www.colorado.gov/greatrocknorthwsd

Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.

NOTICE OF REGULAR MEETING AND AGENDA

DATE: January 4, 2022
TIME: 4:30 P.M.
LOCATION: This meeting will be held via teleconferencing and can be joined through the directions below:
ACCESS: You can attend the meeting in any of the following ways:

- 1. To attend via MS Teams videoconference use the below link –
https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGRmYmFhODAtMDM1Yi00NWY5LTgyYzktOTEzMGZkNjc4MzM2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d
- 2. Or by calling 1-720-547-5281 & entering the following Phone Conference ID: **345 031 154#**

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
Robert William Fleck	President	May, 2023
John D. Wyckoff	Vice President	May, 2022
Jeffrey Polliard	Treasurer	May, 2022
Brian K. Rogers	Secretary	May, 2023
Dave Lozano	Asst. Secretary	May, 2022

<u>Consultants:</u>	
Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Erin K. Stutz, Esq.	
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

Greatrock North Water and Sanitation District
January 4, 2022 Agenda

I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002)

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda.

C. Board of Director’s Report.

D. District Manager’s Report (enclosure – 003).

II. CONSENT AGENDA

A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Approve the Minutes of the December 7, 2021 regular meeting (enclosure –004).
2. Ratify approval of the payment of claims for the period ending December 31, 2021 in the amount of \$ _____ (to be distributed).
3. Operations and Maintenance Activities Report (enclosure – 005).
4. Review meter installation report (enclosure – 006).
5. Acceptance of cash position schedule and unaudited financial statements for the period ending November 30, 2021 and Inclusion Summary (to be distributed).

III. FINANCIAL MATTERS

IV. ENGINEER’S REPORT (enclosure - 007)

A. Capital Projects Update

1. Third Alluvial Well

2. Evaporation Pond

3. Reverse Osmosis Treatment Facility

- a. Status of Planning Commission meeting.
-

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 008).

VI. LEGAL MATTERS

VII. OTHER MATTERS

- A. Status of Homestead Heights/Country Club Ranchettes #1.
-

- B. Status of Hayesmount Estates.
-

- C. Status of Ridgeview Estates.
-

VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).

IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, February 1, 2022
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p> <p>9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements.</p> <p>12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants.</p>
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				<p>12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>1/7/2021: Met yesterday with Blanco regarding tie in at tank site. 1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants. 2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required. 5/4/2021: onsite water improvements in process and project is almost complete. 7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21. 8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer's engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated. 9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer. 12/28/2021 – Nick drafted initial acceptance letter and transmitted to developer.</p>
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				<p>1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard. 2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs. 4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl 4/9/21: Jay indicates easements should be on title work.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										8/6/21: A meeting was held at Element offices to discuss the third alluvial well. Element is to generate a cost estimate to connect sites 3 and 4 to the existing raw water lines.
Evaporation Pond Matters	1/1/19	Nick	N/A	1		X				<p>1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks, Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a proposal.</p> <p>7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick.</p> <p>7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing.</p> <p>8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay’s engineer for CCR Filing 2.</p> <p>9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting.</p>
RO Treatment Plant Upgrade	2/19/19	Nick	N/A	1		X				12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>or questions received to date. Ran into issue with the concentrate line which was discussed with the Board.</p> <p>1/5/2021: No comments received from CDPHE yet.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021.</p> <p>5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.</p> <p>7/6/2021: Nick to prepare major PUD amendment and process through Adams County</p> <p>7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after.</p> <p>8/5/21: PUD Application submitted to Adams County.</p> <p>8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p> <p>9/16/21: Pre-construction meeting held to discuss access and begin site stage.</p> <p>12/28/2021 – Nick and John attended planning commission meeting. Planning Commission approved the plan and recommends approval by BOCC in January.</p>
SCADA/Telemetry Control Upgrade	2/19/19	Mike, Brian	N/A	1		X				<p>10/16/2020: Nick has developed control loop descriptions for review.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>
Badger Meter Radio Read Upgrades	10/2/18	Lisa	N/A	1		X				<p>1/5/2021: 41 remaining meters to complete the project.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>02/15/21: Lisa to send John and Brian the addresses in RHF that still need replacement.</p> <p>3/2/21: The final 3 outside meter upgrades are scheduled in Box Elder Creek Ranch for 3/3/21. 9 meters left to complete after these are done.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										6/7/21: Lisa to bill the fee for meter reading services to customers in Rocking Horse Farms who have not replaced their meters. 11/24/21: New meter installed at 16456 Indian Hill St in Rocking Horse Farms. 12/10/21: Completed three meter installs at RHF 30406 E 166 th , 30182 E 163 rd Pl, 16437 Indian Hill.
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Mike, Nick	N/A	1		X				Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting. 5/1/18: Brad reviewed issue with Board. Brad to collect more data and continue to monitor. 10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad. 5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad. 10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond. 3/25/20: Brad emailed REC for updated water quality reports. 3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond. 1/7/2021: Brad to work with Mike. 05/23/2021: Brad to review most recent well, permeate, and pond water quality results in relation to RO WTP performance concerns.
Well Pumping Capacity and Water Level Measurements		Mike		2		X				12/15/20: Repairs have been completed to LFH well level transducer wiring and level is reporting again. REC to verify level reading with nitrogen gas. 1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 8/19/21: TLECC onsite to research feasibility of getting historical well level readings to be provided to BBA. 9/7/21: Mike to work with TLECC to gather required data and transmit to BBA. 9/23/21: Data downloaded and sent to BBA.

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget. 12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project.
BECR Curb Stop Exercising	5/5/2020	Mike	N/A	2					X	1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/5/2021: About half done with project. Making note of problem areas to circle back to. 9/23/2021 Curb stop exercising has not been completed at this time. REC to provide full count progress update at October Board meeting. 11/17/21: Curb Stob exercising completed in BECR.
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				Mike to obtain pricing for replacement of generator. 4/12/2021: Generator Source onsite to gather information for RHF generator replacement. 12/8/21: Quote for new replacement submitted by Generator Source. 12/28/2021- Mike presented proposal at December meeting.
WELL AND WATER MATTERS										
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021: Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the current need for water rights engineering services.
Renewable Water Rights	5/4/2021	Chris	N/A			X				Chris presented options for acquisition of renewable water rights.

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										BOD directed Chris to continue discussions with all options presented.
FINANCIAL MATTERS										
2022 Budget	9/7/21	Lisa, Rebecca				X				9/7/21: All staff to send 2021 budget to Lisa by end of September. 9/22/2021: Budget workshop held at REC offices. 12/28/2021- 2022 budget was approved. MLC was transmitted to Adams County by the deadline.
ADMINISTRATIVE MATTERS										
Cybersecurity Efforts	3/2/21	Mike	N/A			X				3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system.



Date: December 28, 2021

To: Greatrock North Water and Sanitation District, Board of Directors

From: Lisa A. Johnson, District Manager

Re: January 4, 2022 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the December 7, 2021 regular meeting.
2. Ratify approval of the payment of claims for the period ending December 31, 2021.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule, property tax schedule and unaudited financial statements for the period ending November 30, 2021 and inclusion summaries.

I recommend approval of the consent agenda items.

VII.A. Homestead Heights/ Country Club Ranchettes #1

Updates provided in the Engineer's Report. Staff is waiting to receive the finalized exhibits related to the easements needed for this property.

VII.B. Hayesmount Estates

20 System Development Fees have been paid as of December 7, 2021.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the October resume and did not find any cases he recommends the District oppose.

Update on other District Related Matters and/or Committee Meetings

Director Wyckoff, Director Fleck at times, Mr. Marcotte, and I are meeting on Friday mornings at 9 am via Microsoft Teams to discuss weekly updates on the capital projects as well as any operational matters.

Mr. Scolnick recently contacted me regarding revisiting the potential of including the CC#2 property for service within the boundaries of the District. I have provided him with the amount of deposit funds he needs to send to me in order to schedule a meeting to resurrect those discussions.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD DECEMBER 7, 2021

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, December 7, 2021 at 4:30 P.M. The meeting was conducted via video conference – Zoom. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

Robert W. Fleck
John D. Wyckoff
Brian K. Rogers
Dave Lozano
Jeffrey Polliard

Also in attendance were:

Lisa A. Johnson; CliftonLarsonAllen LLP (“CLA”)
Jennifer Gruber Tanaka, Esq. and Erin Stutz, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Rogers, Lozano and Polliard each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Ms. Johnson distributed for the Board’s review and approval a proposed Agenda for the District’s regular meeting. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Board of Director’s Report: None.

District Manager’s Report: The Board reviewed the monthly Manager’s Report. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the October 26, 2021 special work session meeting and the November 2, 2021 regular meeting.
2. Ratify approval of the payment of claims for the period ending November 23, 2021 in the amount of \$68,879.97.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of Cash Position Schedule and Unaudited Financial Statements for the period ending October 31, 2021 and Inclusion Summary.
6. Acknowledge rate increase from Hayes Poznanovic Korver LLC.
7. Approval of Seventh Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Acquisition Services.
8. Approval of Seventh Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Engineering Services.
9. Approval of Ninth Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Operator in Responsible Charge Services.
10. Approval of 2021 Audit Engagement Letter and Agreed Upon Procedures for EDOP from Schilling & Co.
11. Approval of Sixth Addendum to Independent Contractor Agreement with Elite Industries, Inc. for Landscape Maintenance Services.
12. Approval of Third Addendum to Independent Contractor Agreement with Generator Source LLLP, d/b/a Diesel Service and Supply for Generator Preventative Maintenance Services.
13. Approval of Second Addendum to Independent Contractor Agreement with Action Fire Hydrant Service, LLC.
14. Termination of Independent Contractor Agreement with Colorado Water Well.
15. Termination of Independent Contractor Agreement with Inland Potable Services, Inc.

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as presented.

FINANCIAL MATTERS

Changes to Fees and Charges:

Resolution No. 2021-12-01: Resolution Amending Rules and Regulations (2019 Reissuance) and Appendix A: Ms. Johnson and Mr. Marcotte presented the recommended changes to the rate structure for 2022 based on

RECORD OF PROCEEDINGS

the rate model. Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved to increase the fees effective January 1, 2022 as follows:

\$50.00 Service Fee
 \$5.00/1,000 gallons usage up to 40,000 gallons
 \$11.00/1,000 gallons usage over 40,000 gallons

The Board then discussed the recommended changes to Rules and Regulations related to the timing of collection of system development fees in Hayesmout Estates, Country Club Ranchettes #1 and Ridgeview Estates, noting the change would require the fees to be paid at the time of transfer of ownership of a lot from the developer. For lots already transferred, the fee would be due five days after the building permit is issued. These changes to the Rules and Regulations would become effective as of the date of this meeting.

The Board was in favor of these changes.

Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-12-01: Resolution Amending Rules and Regulations (2019 Reissuance) and Appendix A, subject to revisions discussed.

Resolution No. 2021-12-02: Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities:

Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-12-02, as presented.

ENGINEER'S REPORT

Mr. Marcotte presented his Engineer's Report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: An update was included in the Engineer's Report.

Evaporation Pond: An update was included in the Engineer's Report.

Reverse Osmosis Treatment Facility: An update was included in the Engineer's Report.

RECORD OF PROCEEDINGS

OPERATIONS /
MAINTENANCE
MATTERS

Operator in Responsible Charge (ORC) Report: Mr. Murphy presented his report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

LEGAL MATTERS

None.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1: An update was included in the Engineer's Report.

Status of Hayesmout Estates: Ms. Johnson reported that one additional system development fees were collected. There is one lot remaining to collect the system development fees on.

Status of Ridgeview Estates:

Initial Acceptance of the Water Improvements in Ridgeview Estates and Begin Warranty Period: Mr. Marcotte presented his letter on the initial acceptance of water improvements to the Board. Following review and discussion, upon a motion duly made by Director Polliard, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the initial acceptance, subject to receipt of a warranty bond and bill of sale.

Epic Estates Potential Inclusion: Ms. Johnson provided an update on the meeting that staff had with representatives from Epic Estates regarding potential inclusion into the District for water service. No action necessary at this time.

COMMUNITY
COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Rogers, seconded by Director Polliard and, upon vote, unanimously carried, the meeting was adjourned at 6:02 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting



Greatrock North Water & Sewer District Monthly Activities Report November 16, 2021 to December 15, 2021

Daily Operations Summary

Greatrock North: Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms: Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder: Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

11/17/21 (3hr) Daily operations and process checks. Collected samples for chlorine residual, conductivity, and pH at all 3 sites. Completed work orders and EDOP monthly sampling.

11/19/21 (2hr) Daily operations and process checks. Cleaned chlorine injection quill. Closed RHF fill valve as to not over fill during the weekend. Recorded chlorine residual at all 3 sites.

11/22/21 (1.41hr) Daily operations and process checks. Checked chlorine residual all three entry points as well as points throughout the distribution system. Added more chlorine to day tank and checked injector quill.

11/23/21 (2.5hr) Routine operations and data logged. Check chlorine residual, pH, and conductivity at all 3 sites. Checked generator fuel levels at all sites. Opened feed valve at RHF tank to slowly fill over holiday.

11/26/21(2hr) Daily operations and data recording. Filled chlorine day tank and checked residuals at all entry points.

11/29/21(1.5hr) Daily operations and process checks. Added more chlorine to tank at Box Elder. Opened RHF valve and filling the tank around 40 gpm.

12/1/21 (1.90hr) Daily operations and process checks. Tested chlorine residual at each site and at different points in distribution system.

12/3/21(1.95hr) Daily operations and process checks. Added 25 gallons of sodium hypochlorite to day tank. Closed inlet valve to Rocking Horse Farm's tank.

12/6/21(4.1hr) Daily operations and process checks. Tested each site for pH and conductivity. Completed meter re-reread and zero use reads also adjusted ERT's to hopefully get better readings next time. Set up appointments to replace old meters in RHF.

12/8/21(2.25hr) Daily operations and process checks. Checked chlorine residual throughout the distribution system. Completed PM works orders on various equipment.

12/10/21(3hr) Daily operations and process checks, Cleared the chlorine injection quill of debris. Added 20 gallons of CL2 to online metering drum. Opened the fill valve at RHF to maintain tank level over the weekend. Filed PM and analytics data. Updated site data in excel.

12/13/15(1.32hr) Site visits to Box Elder, RHF, and GRN recorded data , inspected pumps and boosters, checked for any problems that could cause issues to the system, and sample testing. Tested chlorine residual at each site both at the tank and system point to make sure water is safe and disinfected for the users. Tested at each site the PH/Conductivity.

12/15/21(2.5hr) Visited Box Elder, RHF, GRN to check equipment and tanks for issues as well record data at each site for totalizers, pump info, and tank heights. Checked each site for chlorine residual to make sure disinfection was occurring throughout the system thus, making sure water is safe for the consumers. Took samples for Bac-Ts and EDOPs.

November 16th 2021 – December 15th 2021

RO Run Time	12.8
RO Concentrate Flow: 1 Pond (South)	23,022

Sampled Date: December 15th, 2021

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	484	90.2	17.11	295
RHF	432	86.5	16.24	291
GRN	470	89.3	16.58	282

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (μSeimens)	Hour Meter
11/17/21	0	0	0	0	153.10
11/19/21	112	28	79	66.7	154.23
11/22/21	0	0	0	0	155.23
11/23/21	0	0	0	0	155.48
11/26/21	0	0	0	0	156.08
11/29/21	0	0	0	0	158.06
12/1/21	0	0	0	0	158.98
12/3/21	0	0	0	0	160.73
12/6/21	106	28	79	70.1	161.80
12/8/21	0	0	0	0	162.77
12/10/21	0	0	0	0	162.38
12/13/21	136	28	79	70.7	164.78
12/15/21	0	0	0	0	165.89

Metered Services : GW Installed/Change-Out/Serviced Between: 11/13/21 And 12/13/21

Location Code	Service Address	Active Customer	Svc	AI P	User Type	Rt Ty	Svc Sz	Rte/Seq	RIC	Serial Number	Remote Serial No.	Date	Serv Inst	Chg-Out Date
660367	29756 E 166th Ave	Richard & Mary	GW-0	A	RESI	4	75	2/4510	J	200164008	120827415	11/18/21	SERV	10/28/20
660433	29855 E 166th Ave	Steven and Sher	GW-0	A	RESI	4	75	2/5300	J	200044368	120827329	11/18/21	SERV	09/29/20
Total: 2 Serv: 2 Install: 0														

ENGINEER'S PROGRESS REPORT

Date: January 4, 2021
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

Element Engineering recommended Moltz Construction be awarded the project. The board voted to award the project to Moltz at the district's April 4th Meeting. The notice of award and owner-contractor agreement have been signed by both the district and the contractor. Bonds and insurance (payment and performance bonds) have been received by Element. Hard copies will be provided to CLA. Element held a meeting with Moltz to discuss a schedule for the pre-construction meeting and notice to proceed. The pre-construction meeting is scheduled for the week of May 31st with the notice to proceed being issued shortly after. Moltz has already submitted documents for the septic system permit and is working on the building department permit. We expect submittals to begin arriving for review shortly.

A pre-construction meeting was held on June 10th. The Notice to Proceed has been fully executed by both parties. The following is a summary of the construction timeline:

Notice to Proceed:	June 14, 2021
Substantial Completion:	March 26, 2022 (285 days after NTP)
Punch List Complete:	May 10, 2022 (45 days after Substantial Completion)

Moltz Construction has started sending material and equipment submittals to Element for review.

During the building permit review process Adams County planning is requiring that a Major PUD Amendment process be completed. As it was our understanding that this would not be required, due to the proposed building being included in the last PUD amendment, Element reached out to Adams County to review this requirement. Adams County has indicated that as the building was included on the site plan, not the signed PUD amendment, a new amendment process would be required. The major amendment will require 2 hearings: one before the Planning Commission and one before the Board of County Commissioners. A neighborhood meeting will also be required. We have informed Moltz of this requirement and will keep them informed as to our

progress and how it may, or may not, affect their schedule. It is our hope that we can complete this process prior to Molt's planned onsite construction date, therefore causing no delays.

The required major PUD amendment mailer was sent out by certified mail. The public meeting is scheduled for August 3rd at 5:30 PM via Zoom (the same Zoom invitation as the district's board meeting). A meeting agenda has been provided to the board for review and is attached to this report.

The public meeting was held on August 3rd. The PUD application was submitted shortly after. We have received confirmation that the application has been received and assigned to a county planner. Element has reached out to our assigned project manager to see what the schedule for the PUD process will be. We have not yet received a response on that request.

Moltz Construction has requested to mobilize onsite with fencing, portlets, and other minor items. This request has been approved.

Element attended site visit meeting with Moltz and REC on September 16th to exchange building keys and discuss initial mobilization. The temporary construction fencing will be installed on or about Monday September 20th.

We have received comments from the Adams County planner assigned to our PUD amendment case. The comments provided by Adams County are attached to this report. Comments and Element responses are as follows:

- Staff has concerns with the visual and aesthetic compatibility of the proposed structure with the rest of Box Elder Creek Ranch PUD. Please provide more detail about the building material that will be used.

Element Response: Although this information was included with the original application, we will address this comment by including images of nearby and adjacent structures and showing that the proposed building features Hardie siding and wood trim. We will stress that the district is budgeting significant money to ensure that the building blends with adjacent structures.

- Provide a more detailed landscaping plan to show how many and what type of trees that will be planted. Please show all existing trees and vegetation that will remain after the structure is complete.

Element Response: We will provide a landscaping plan as requested. A draft of the landscaping plan is attached. All trees installed will be Austrian Pines.

- The secondary access will require a county access permit and review, etc.

Element Response: Element responded to this comment with an email requesting clarification on this item. This is technically not a "secondary" access used by the project. This is the primary access to what was originally a separate lot.

A response to all comments will be sent to Adams County by September 24th. A draft comment response letter will be provided to the district manager and board president and vice-president prior to submittal to Adams County.

Moltz has submitted Pay Application No. 1 which includes fees for mobilization. Element has reviewed this application and recommend it for approval. Moltz cannot begin work until the final building permit is issued. This requires the county to approve the Major PUD Amendment. Element has requested a schedule from the newly assigned Adams County project manager, and we are awaiting a response.

Dates for the planning commission and Board of County Commissioners meetings have been set for December 9th (6PM) and January 11th (9:30AM). Element will be present at these meetings. The district has approved Element to proceed with the removal of the water treatment plant sump design and to design a new gravity concentrate main from the water treatment plant site to the tie-in location at 162nd and Rayburn.

The planning commission has approved the major PUD amendment. The remaining task is to receive approval from the board of county commissioners at the January 11th meeting. Design on the Rayburn concentrate extension is ongoing. Element will be identifying locations for utility potholing to ensure we know the depth of utility crossings to avoid conflict.

2. Concentration Evaporation Pond

Element has reviewed all historic documents on the concentration evaporation pond and has contacted the subconsultant tasked with the concentrate line and pond grading design (CVL). The tasks necessary to complete design and permitting of the concentrate pond are as follows:

- Receive concentrate line and pond CAD files from CVL.
- Compile an Engineering Design and Operations Plan (EDOP), design plans, liner design, and specifications for the pond per CDPHE Section 9: Waste Impoundments.
- Finalize pond grading design and SWMP.
- Update concentrate line per request from developer and update easement exhibit.

Element has provided the district with a proposal to the district to complete pond design and CPDHE submittal (EDOP, plans, specifications). The EDOP, plans, and specifications will be to CPDHE for review and approval. After approval, the district will be granted approval for construction. CDPHE has strict quality control and construction documentation requirements including a construction QA/QC report that must be submitted after construction. Element can provide a proposal for pond bidding, construction observation, and construction QA/QC reporting at the appropriate time.

Element's proposal to complete the third concentrate pond and line has been approved by the district. We are currently working on the EDOP and plans. Also, we have provided a modified draft easement exhibit to Jay Scolnick for the revised concentrate line alignment.

As of August 29, 2021, Element continues to work on the concentrate pond design and EDOP. We have been coordinating with Jay on the concentrate line and have come to an agreement on the line location. We are finalizing what should be the last iteration of the concentrate line easement for signature by Jay. Our surveyor will require some field work for the easement in order to stamp the legal description. Also, there is additional survey required for the concentrate line design which will occur at the same time.

Additional survey field work was ongoing as of September 16th. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26th work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

Element has submitted the initial pre-application document to Adams County. A pre-application meeting with the county will be scheduled in the coming weeks based on the county's schedule. Work continues on finalization of the design. It is our goal to submit a draft of the design submitted to the board for review during the month of January.

3. Third Alluvial Well

Element will report items pertaining to the third alluvial well in this section.

Element met with the district's water resources engineer on August 12th. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

The well locations 3 and 4 were determined to be the best locations as they produce a satisfactory amount of water and have better water quality than location 5, which tested very high in nitrates (> 20 mg/L).

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing

batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

No work this period.

GENERAL ENGINEERING – ADMINISTRATION

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10th. An additional onboarding meeting with REC has been scheduled on June 30th at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction administration fees. A meeting to review the proposed budget items was held on September 22nd at REC offices.

Element is coordinating the additional information (survey) and scoping items on the concentrate line and concentrate pond and line alternatives in the General Engineering – Administration job number.

Element presented options to the board on concentrate line and concentrate pond locations. See Third Concentrate Pond reporting for more information.

Element prepared a PUD amendment exhibit per county requirements for the major PUD amendment (see Water Treatment Plant update).

1. Box Elder Creek Ranch Subdivision

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

No work this period.

2. Rocking Horse Farms Subdivision

Element will report general administrative engineering items pertaining to the Rocking Horse Farms subdivision in this section.

Element has coordinated with REC to complete the recommendation for final acceptance of the Rocking Horse Farms Pump Station Replacement Project. The project was completed on July 22, 2020, and has been successfully operating since startup. The 1-year warranty period has elapsed, and Element recommends final acceptance.

No work this period.

3. Greatrock North Subdivision

Element will report general administrative engineering items pertaining to the Greatrock North subdivision in this section.

No work this period.

4. Hayesmount Estates Subdivision

Element will report general administrative engineering items pertaining to the Hayesmount Estates subdivision in this section.

No work this period.

GENERAL ENGINEERING – OPERATIONS

Element will report on water accounting, use, water quality, and electrical usage, and pond levels in this section. We are working on on-boarding and coordination with REC so that we may obtain data for regular reporting.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$).

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a pre-construction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5th or July 12th depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

Element will discuss construction observation and management roles and responsibilities with REC and CLA to clearly define task responsibility between each entity.

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16th. Onsite construction work started on July 21st. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

Element has completed construction observation and oversight during construction. Adams County notified the developer (Jay) and their engineer (Manhard) that their fire hydrant design and installation was three feet too close to the centerline of the asphalt roadway. The hydrants are required to be moved, which will require a new pressure test. An exhibit of this relocation is attached to this board report.

Element inspected and coordinated work on the fire hydrant relocation.

Minor construction observation/coordination occurred during this reporting period. Initial acceptance will occur after the surface improvements are complete (pavement, etc).

Element was notified that paving would occur at the project during the month of December. Upon completion of surface improvements an initial acceptance walkthrough will be completed.

2. Country Club Ranchettes Filing No. 2

No work this period.

3. Ridgeview Estates

Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be held, and a punch list generated. Upon completion of the punch list items (if any) initial acceptance will be recommended.

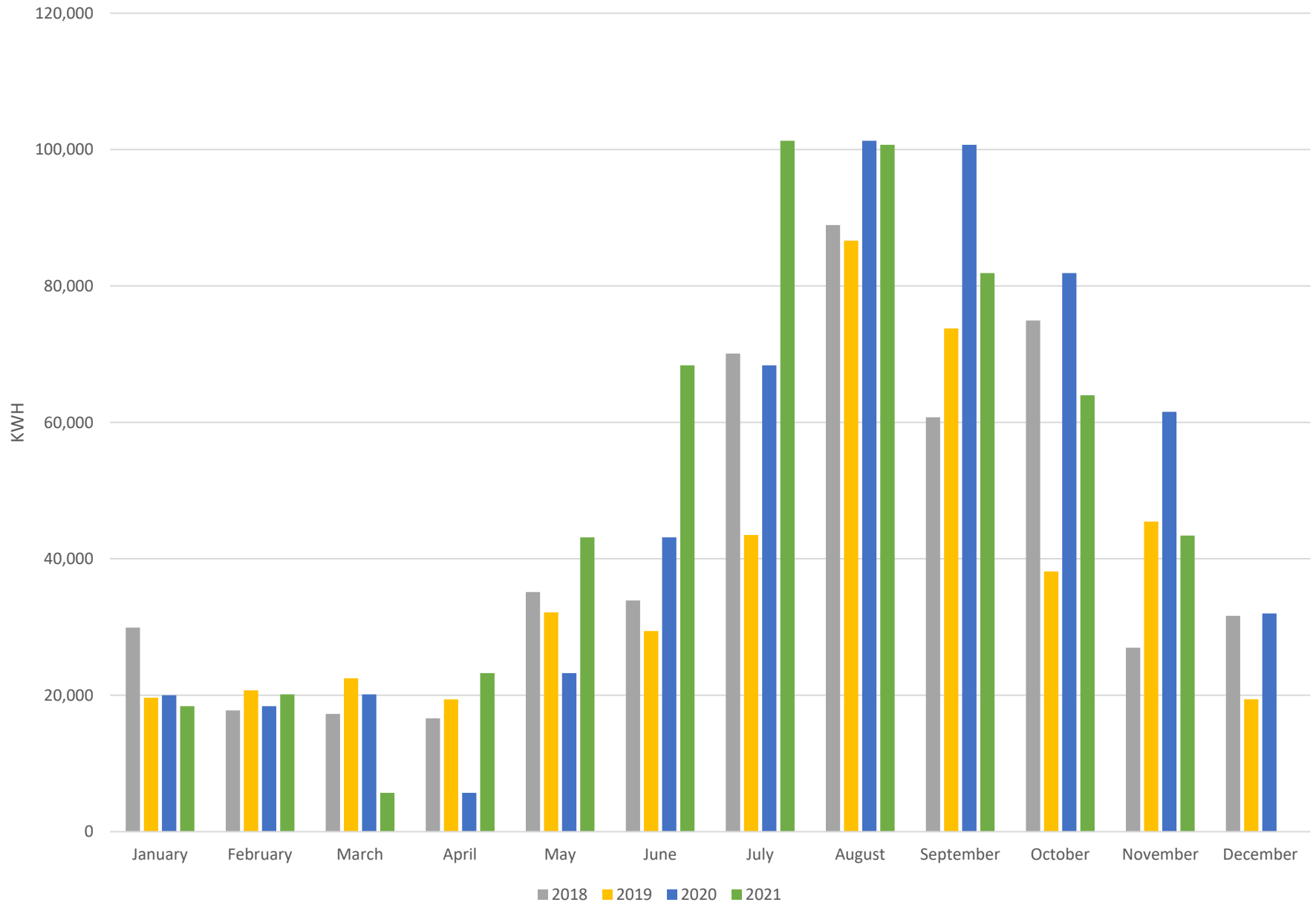
A punch list was generated and provided to the developer. We received a response that the punch list would be completed and that we would be notified when items are completed. Once complete we will do a final walkthrough.

The developer reported that the initial acceptance checklist was completed. A walkthrough was completed by Element on October 4th. There were minor items that need repair that were reported to the developer. A final inspection will be completed upon receiving word that the final remaining items have been completed.

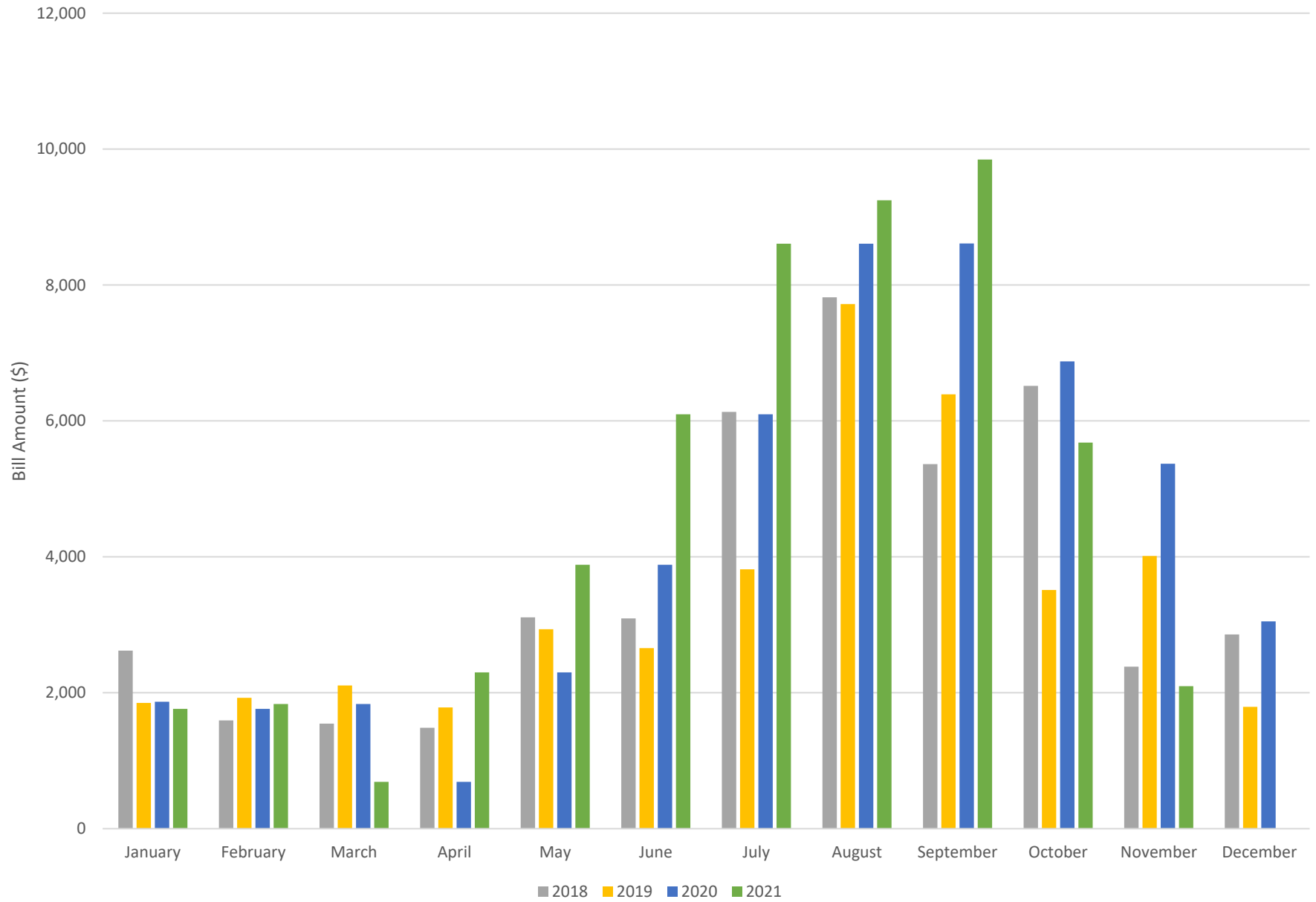
Element performed the final initial acceptance walkthrough and have verified that all required items have been completed. The infrastructure in the development has been shot with the district's GIS system and we are working with the GIS platform to upload the data.

A list of items required for initial acceptance has been provided to the developer and is attached to this report.

District-Wide Energy Use by Month (KWH)



District-Wide Electrical Billing by Month (\$)



MAJOR AMENDMENT TO BOX ELDER CREEK RANCH, FILING NO. 3 P.U.D. ADAMS COUNTY, COLORADO.

THE FOLLOWING MAJOR AMENDMENT IS BEING MADE TO THE BOX ELDER CREEK RANCH FILING NO. 3 P.U.D.:

THE ORIGINAL P.U.D. IS HEREBY AMENDED SO THAT A WATER TREATMENT BUILDING IS A PERMITTED USE WITH IN TRACT F.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__

CHAIR _____

THE ORIGINAL P.U.D. REC. NO. 201900017588 WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO AT 9:25AM ON THE 12TH DAY OF MARCH, 2019.

THE AFFIDAVIT OF MAJOR AMENDMENT IS HEREBY FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____A.M. ON THE ____TH DAY OF _____, 20__.

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____; _____M., ON THE _____DAY OF _____, A.D., 20__.

BY: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO. _____

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL,

CERTIFICATE OF OWNERSHIP

GREATROCK NORTH WATER AND SANITATION DISTRICT, BEING THE OWNER OF BOX ELDER CREEK RANCH, FILING NO. 3. TRACT F, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO. HEREBY SUBMITS THIS PLANNED UNIT DEVELOPMENT AMENDMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

GREATROCK NORTH WATER AND SANITATION DISTRICT

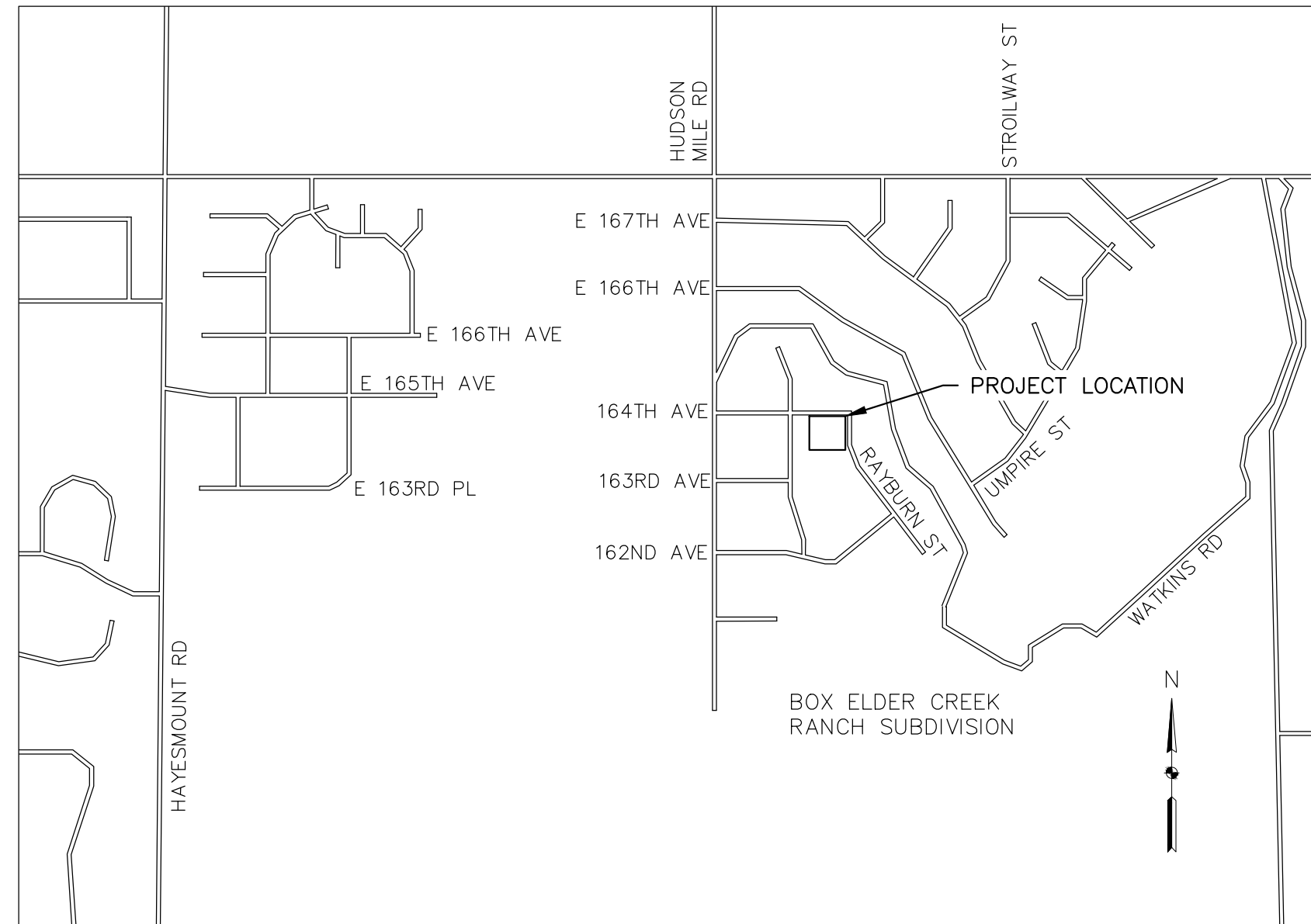
AS AGENT FOR: GREATROCK NORTH WATER AND SANITATION DISTRICT, A QUSAI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF ELBERT)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.
BY: _____, AS AGENT FOR: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 30 (TRACT F) AND TRACT C, BOX ELDER CREEK RANCH FILING NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 28TH, 2005, REC. NO. 200506280006808800 COUNTY OF ADAMS, STATE OF COLORADO. CONTAINS 1.584 ACRES MORE OR LESS.

 **ELEMENT**
ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

MAJOR AMENDMENT TO BOX ELDER CREEK RANCH, FILING NO. 3 P.U.D. ADAMS COUNTY, COLORADO.

PROJECT EXPLANATION:

GREATROCK NORTH WATER AND SANITATION DISTRICT'S EXISTING REVERSE OSMOSIS PLANT IN ADJACENT LOTS IS AT RISK OF CATASTROPHIC FAILURE WHICH REQUIRES AN UPGRADED SYSTEM AND BUILDING.

THIS PROJECT INCLUDES CONSTRUCTION OF A 40 X 80 PRE-ENGINEERED METAL BUILDING INCLUDING FOUNDATION, TRENCHES, ELECTRICAL, HVAC, PLUMBING, AND INSTALLATION OF TWO (2) PRE-PROCURED 200 GPM REVERSE OSMOSIS MEMBRANE SKID (ROMS) UNITS. ALSO, INSTALLATION OF PROCESS PIPING, RELOCATION OF EXISTING BOOSTER PUMPS, CONTROLS, YARD PIPING, AND SITE IMPROVEMENTS ARE INCLUDED.

THE 40 X 80 PRE-ENGINEERED METAL BUILDING WILL HAVE AN EAVE HEIGHT OF 16' AND HEIGHT TO ROOF OF 26'2". THIS BUILDING'S ROOF WILL HAVE METAL FISHSCALE SHINGLES AND HARDIE BOARD HORIZONTAL SIDING PAINTED TO MATCH DISTRICTS EXISTING BUILDINGS TO ACHIEVE A UNIFORM APPEARANCE. INTERIOR DESIGN AND CONSTRUCTION INCLUDE A PROCESS ROOM FOR EQUIPMENT, AN OPERATOR WORKSPACE, RESTROOM, AND MEETING AREA FOR DISTRICT BOARD MEETINGS. OTHER SITE IMPROVEMENTS INCLUDE A GRAVEL-BASE DRIVEWAY, SEPTIC TANK, AND LEACH FIELD. IN ADDITION, PREVIOUSLY PLANTED SCREENING TREES WILL REMAIN ON-SITE.

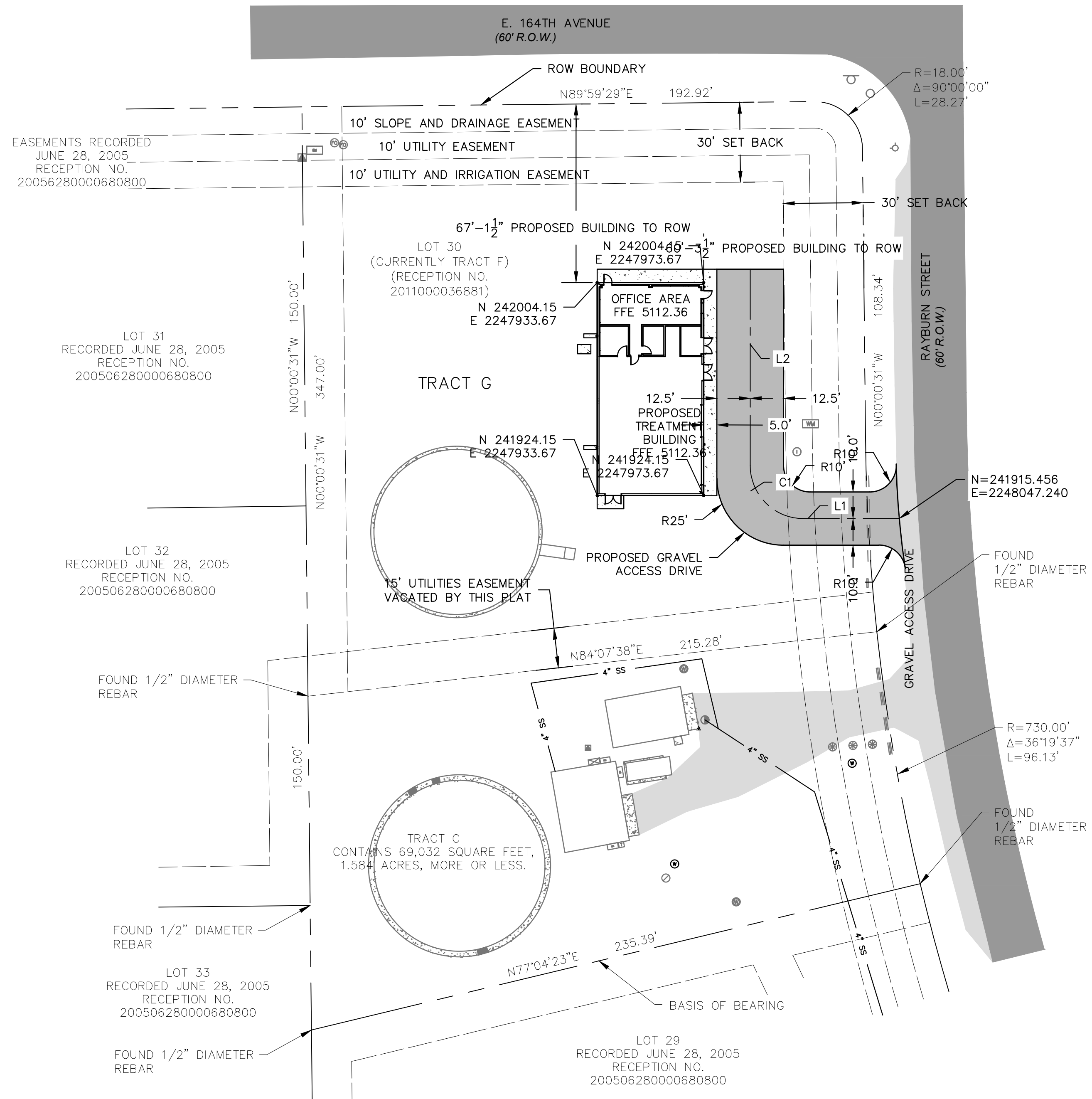
PROJECT HAS BEEN PUBLICLY BID AND AWARDED TO A CONTRACTOR. THE SUBSTANTIAL COMPLETION IS 285 DAYS FROM NOTICE TO PROCEED WITH AN ADDITIONAL 45 DAYS FOR PUNCHLIST COMPLETION.

GENERAL NOTES:

- 1. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08001C0380H, DATED MARCH 5, 2007, THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING:

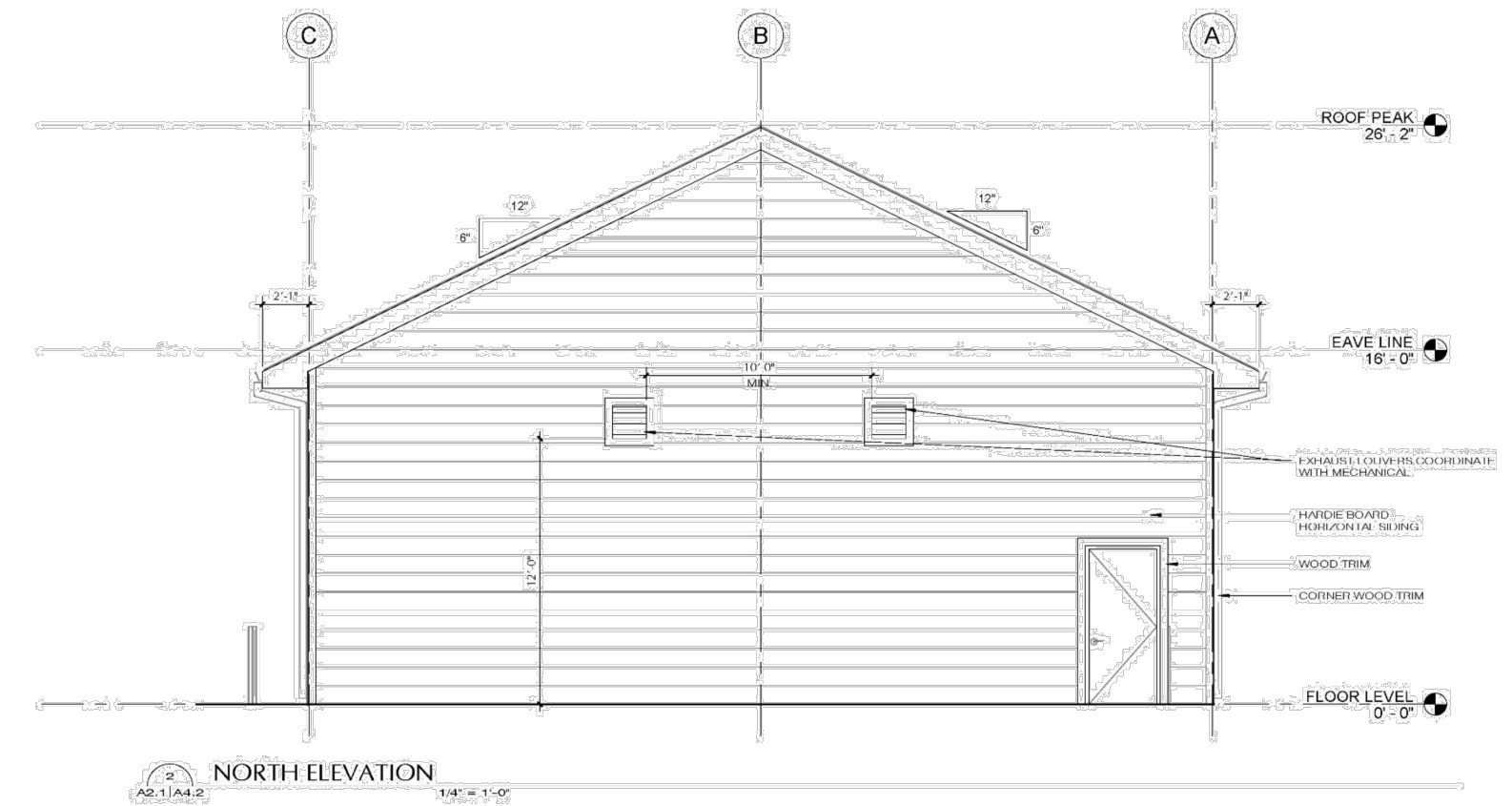
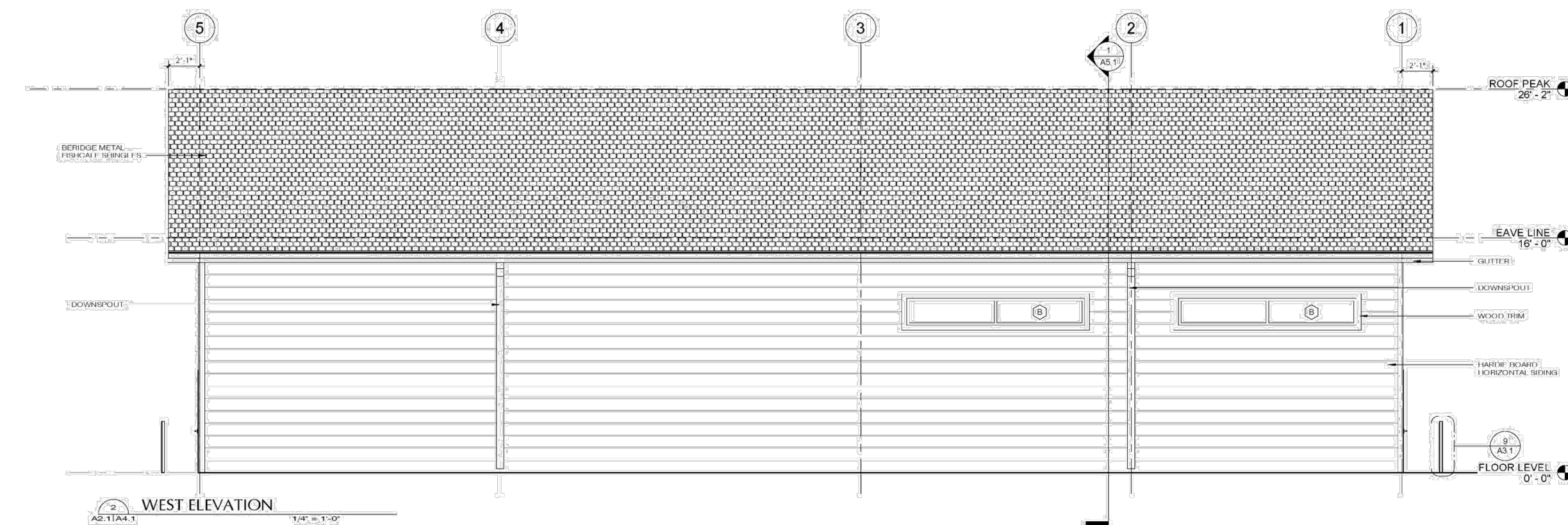
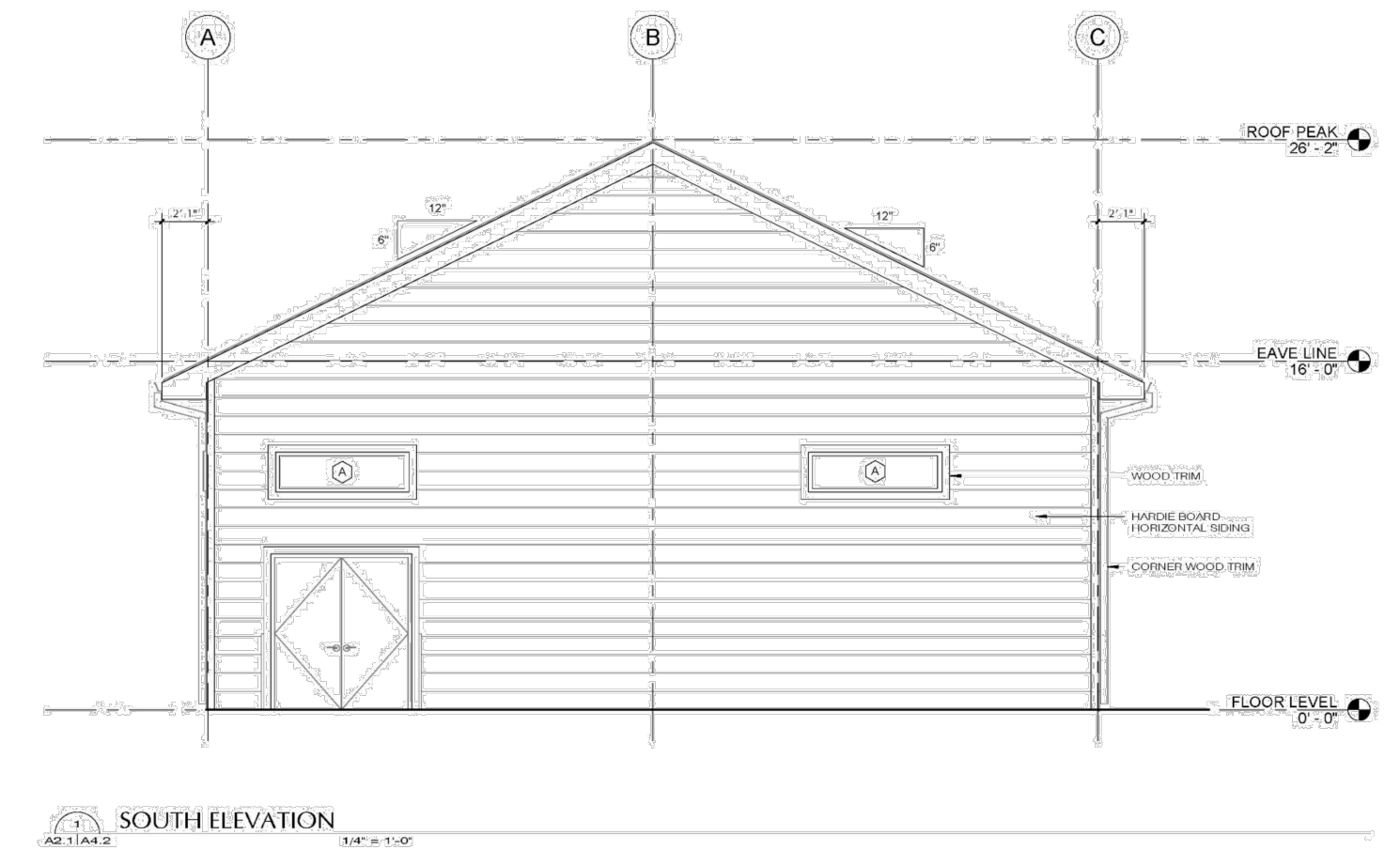
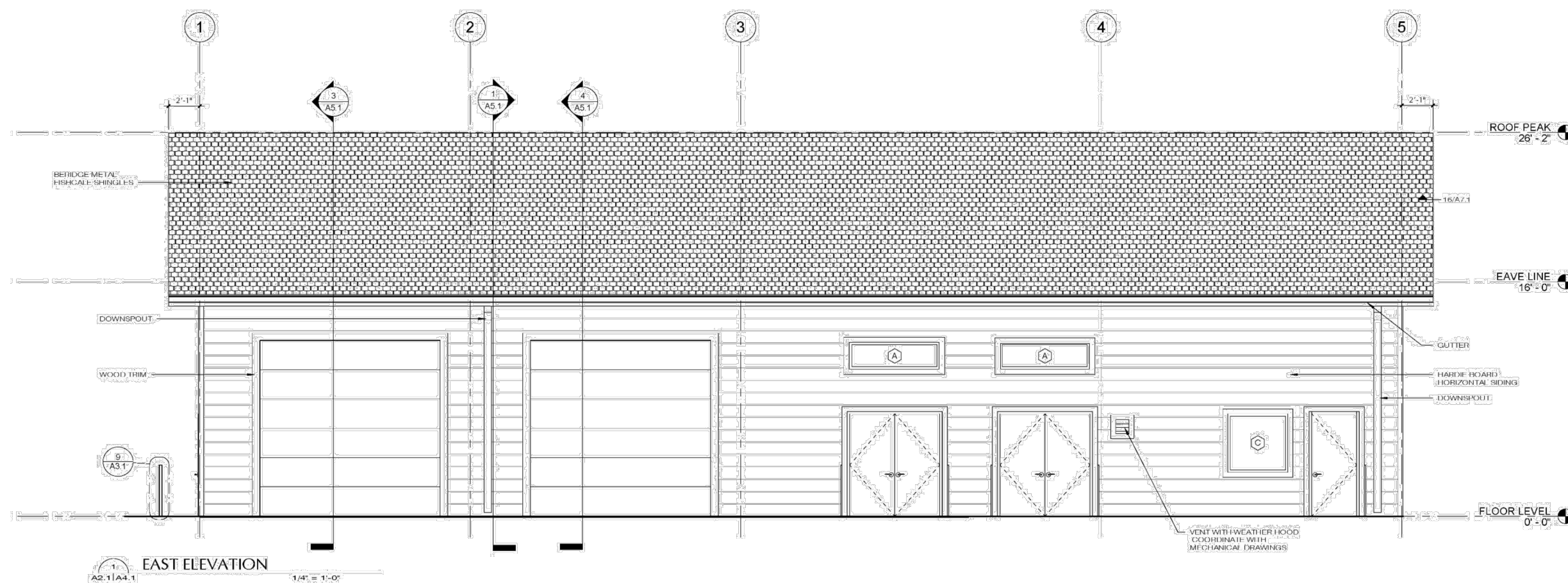
SOUTHERLY LINE OF TRACT C BEARS N77°04'23"E PER RECORDED PLAT "BOX ELDER CREEK RANCH, FILING NO. 3"



MAJOR AMENDMENT TO BOX ELDER CREEK RANCH, FILING NO. 3 P.U.D. ADAMS COUNTY, COLORADO.

CASE NO. PUD2021-00005

SHEET 3 OF 3





December 20, 2021

David E. Moore MSCE PE
Alliance Consulting
Engineers and Surveyors
16415 W 85th Lane Unit B
Arvada, CO 80007

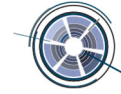
RE: Ridgeview Estates Filing 1 – Request for Documentation to Initiate Initial Acceptance Procedures
EE Project Number: 0082.0004

Dear David:

On November 4, 2021, Element Engineering, as the engineer of record for the Greatrock North Water & Sanitation District (the “District”), completed the initial acceptance walk-through on the above referenced project. We have determined that all punch list items have been completed. Also, both hard copy and electronic record drawings have been provided to the District.

Section 3.7.2 of the District’s Rules and Regulations requires that the Developer submit the following materials to the District in order to initiate the Initial Acceptance of the improvements:

1. A brief description of the improvements to be accepted by the District (length of pipe, pipe size, number of hydrants, valves, meter pits, services, curb stops, etc.).
2. Copies of all invoices, statements and evidence of payment thereof, including lien waivers from suppliers and subcontractors. Further, the Inclusion Agreement requires indemnifications from the Developer as well.
3. Evidence that any and all real property interests necessary to permit the District’s use and occupancy of the improvements have been granted, or, if permitted solely in the discretion of the district, assurance acceptable to the District that the Developer will execute or cause to be executed such instruments as shall satisfy this requirement.
4. A form bill of sale or other instrument of conveyance (in form and substance acceptable to the District in its reasonable discretion) by which the improvements are conveyed to the District. An exhibit showing the improvements shall accompany the bill of sale including pipe size, pipe length, location of valves, taps, meter pits, fire hydrants, and curb stops.
5. Assignment of any and all warranties with respect to the improvements or any components thereof.



6. Provide any and all operation and maintenance manuals for the improvements and any components thereof.

After submittal of a complete package containing of all required materials is received, we will review the information and, if complete and in accordance with the Rules and Regulations, a letter of Initial Acceptance will be issued. At the time of issuance of the Initial Acceptance Letter, you will be required to comply with the remaining provisions of the Rules and Regulations, particularly including, but not limited to, Sections 3.7.4 and 3.7.5 prior to an in order to obtain Final Acceptance.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

ELEMENT ENGINEERING

Nicholaus P. Marcotte

Nicholaus P. Marcotte, P.E.
President



**Greatrock North Water & Sewer District
ORC Report
January 4, 2022**

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing on going issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. Local CLA-Valve representative contacted to schedule site visit to inspect the valve to determine best course of action moving forward. In the meantime, tank fill is being manually controlled by REC.

Update – Local CLA-Valve Representative, Pipestone Equipment, onsite to access RHF fill valve. Pipestone Equipment believes the control issues are due to an internal pressure loss through the internal components of the valve. REC is coordinating with Element Engineering to develop plan to isolate valve for inspection. Presently there is no isolation valve with in the PRV pit and no valves indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to inability to fill tank while valve is out of service.

Update – Site walk through schedule the first week of January with Element Engineering to review site layouts and develop plans for repairs.

Laramie Fox Hills 3 Well

The VFD for the Laramie Fox Hills has failed and will need to be replaced. Operations responded to a well failure alarm and found the VFD screen unresponsive. REC ESD was called onsite to further troubleshoot and found the VFD had experienced electrical issue causing many of the internal components to be damaged. The VFD has been bypassed allowing LFH3 to be used at full speed for augmentation. REC ESD is presently working on pricing and availability for a replacement VFD and will submit and estimate once this information is received.

Additional Services

Completed RHF meter replacements at 30406 E 166th Ave, 20182 E 163rd Pl, and 16467 Indian Hill St.

REC met with Generator Source at RHF to quote a replacement generator for the RHF Site. Generator Source submitted an estimate for replacement 12/8/21.