

**GREATROCK NORTH WATER AND SANITATION DISTRICT**

8390 E. Crescent Pkwy.,  
Suite 300 Greenwood  
Village, CO 80111  
(P) 303-779-5710 (F) 303-779-0348  
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**

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**DATE:** December 6, 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](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>
John D. Wyckoff	President	May, 2025
Robert W. Fleck	Vice President	May, 2023
Lisa Jacoby	Treasurer	May, 2025
Brian K. Rogers	Secretary	May, 2023
Brenda Adams	Assistant Secretary	May, 2025

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Consultants:

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  
December 6, 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 November 1, 2022 regular meeting (enclosure –004).
  - 2. Ratify approval of the payment of claims for the period ending November 22, 2022 in the amount of \$77,874.64 (enclosure – 005).
  - 3. Acceptance of unaudited financial statements for the period ending October 31, 2022, Schedule of Cash Position updated as of November 28, 2022, and Inclusion Summaries (enclosure – 006).
  - 4. Operations and Maintenance Activities Report (enclosure – 007).
  - 5. Review meter installation report (enclosure – 008).
  - 6. Approval of engagement letter from Hayes Poznanovic Korver LLC to include 2023 billing rates (enclosure – 009).
  - 7. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Acquisition Services (enclosure – 010).
  - 8. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Engineering Services (enclosure – 011).
  - 9. Approval of Eleventh Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Operator in Responsible Charge Services (enclosure – 012).
  - 10. Approval of 2022 Audit Engagement Letter and Agreed Upon Procedures for EDOP from Schilling & Co. (to be distributed – 0013a and 0013b).
  - 11. Approval of Seventh Addendum to Independent Contractor Agreement with Elite Industries, Inc. for Landscape Maintenance Services (enclosure – 014).
  - 12. Approval of Fourth Addendum to Independent Contractor Agreement with Generator Source LLLP, d/b/a Diesel Service and Supply for Generator Preventative Maintenance Services (enclosure – 015).
  - 13. Approval of Third Addendum to Independent Contractor Agreement with Action Fire Hydrant Service, LLC (enclosure – 016).
  - 14. Approval of 2023 Statements of Work (“SOW) with CliftonLarsonAllen LLP for management, accounting and billing services (enclosure – 017).
  - 15. Approval of Third Addendum to Independent Contractor Agreement with Diversified Underground for Utility Locating Services (enclosure – 018).

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16. Approval of Fourth Addendum to Independent Contractor Agreement with Element Engineering for RO Treatment/Support (enclosure – 019).
17. Approval of Second Addendum to Independent Contractor Agreement with Element Engineering for General Engineering Services (enclosure – 020).
18. Approval of First Addendum to Independent Contractor Agreement with Martin and Wood Water Consultants for water rights engineering services (enclosure – 021).
19. Approval of Eighth Addendum to Independent Contractor Agreement with Dan’s Custom Construction (enclosure – 022).
20. Approval of Second Addendum to Independent Contractor Agreement with Northern Colorado Constructors (enclosure – 023).
21. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Plant Inspection and Service (enclosure – 024).
22. Terminate Independent Contractor Agreement with Timber Line Electric and Control for General Electrician Services (enclosure – 025).
23. Terminate Independent Contractor Agreement with Ramey Environmental Compliance, Inc for Rocking Horse Farms Third Pump (enclosure – 026).
24. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Equipment, Start up and Training (enclosure – 027).
25. Terminate Independent Contractor Agreement with Utility Sales and Services, LLC for meter reading services (enclosure – 028).

III. FINANCIAL MATTERS

- A. Discuss changes to Fees and Charges.
  1. Review and consider adopting Resolution No. 2022-12-01: Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities (enclosure – 029).
  2. Review and consider adopting Resolution No. 2022-12-02: Resolution Amending Rules and Regulations (2019 Reissuance) and Appendix A (enclosure – 030).

IV. ENGINEER’S REPORT (enclosure – 031)

- A. Capital Projects Update
  1. Third Alluvial Well
  2. Evaporation Pond
  3. Reverse Osmosis Treatment Facility
    - a. Review and consider proposals for RO Plant furniture (enclosure - 032).

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 033).

VI. LEGAL MATTERS

VII. OTHER MATTERS

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

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- B. Status of Hayesmount Estates.
  - C. Status of Ridgeview Estates.
  - D. Status of Country Club Ranchettes Filing No. 2.
- 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, January 3, 2023  
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
<b>INCLUSION AND DEVELOPMENT MATTERS</b>										
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> <p>02/23/2022 – water line and well easements approved by BOD.</p> <p>3/25/2022 – 11 SDF’s collected to date.</p> <p>06/01/2022 – 13 SDF’s collected to date.</p> <p>06/28/2022- initial punch list provided to Jay.</p> <p>7/26/2022 – 15 SDF’s collected to date. Lisa requested additional</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										funds from developer to cover inclusion costs. 08/29/2022 – Jay is working with Nick and Mike on punch list items. 10/05/2022 – 17 SDF’s paid to date.
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 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. 2/23/2022 – Nick followed up with David Moore in February. 3/25/2022 – 7 SDF’s collected to date. 06/01/2022 – 10 SDF’s collected to date. 06/28/22 – 11 SDF’s collected to date. 7/26/2022 – 12 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs. 8/29/2022 – David Moore provided information requested. Nick to

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										draft letter of review and acceptance. 10/05/2022 – Nick provided letter to Jennifer. Jennifer to review and confirm documents and recommend the Board consider preliminary acceptance of the improvements. 10/25/2022 – The Board accepted the improvements subject to final review by counsel and President Wyckoff.
<b>CAPITAL PROJECT MATTERS</b>										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				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. 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				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. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/7/2021: Brad to review options available to expedite process through CDPHE. 1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond. 2/2/2021: Brad working to finalize easement agreement and legal

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										description. Brad to send to Lisa for next steps when complete. 2/2/2021: Brad will provide updated cost estimate. 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. 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. 7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick. 7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing. 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. 9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting. 1/24/22: The board selected the western pond location with the concentrate line in Hudson Mile Road. The design is now being completed in that location. 1/24/22: Element requested quotes for utility potholing to confirm utility location and depth for crossings. 2/23/2022 – Element working on permit requirements with Adams County. 3/25/2022 – Public Meeting will be held on April 5 <sup>th</sup> . Property owners were notified via mail. 06/01/2022 – Element to finalize reports to submit to CDPHE and ADCO the week of May 30, 2022. 6/28/22 – reports and submittals made to CDPHE and ADCO. 10/25/2022 – Nick responded to comments from Adams County.
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 or questions received to date. Ran into issue with the concentrate line which was discussed with the Board. 1/5/2021: No comments received from CDPHE yet.



Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<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> <p>1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting.</p> <p>1/24/22 – Design to remove the sump by lowering the concentrate line in Rayburn are being finalized. This will be issued to the contractor as Field Order No. 1.</p> <p>2/23/2022 – Project began in February.</p> <p>3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted.</p> <p>06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well.</p> <p>7/26/2022 – CO’s 2-6 have been approved and pay apps 1-7 as well.</p> <p>8/29/2022 CO’s 1-7 have been approved and pay apps. 1-8 as well.</p> <p>10/05/2022 – punchlist walk is scheduled for 10/06/2022.</p> <p>10/25/2022 – Substantial completion was provided to Moltz.</p>

**OPERATIONAL MATTERS**

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

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. 1/21/22: Element met with REC onsite to discuss potential remedies for this issue.
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.
GFPD – Emergency Response Plan	01/04/2022	Mike Lisa	N/A	2						Mike and Lisa to contact GFPD to discuss emergency response plan in the event of a fire. 06/28/2022 – Mike to discuss with GBFPD and HFPD. 7/26/2022 – Mike confirmed GBFPD is the service provider and will schedule a meeting to discuss a plan.
<b>WELL AND WATER MATTERS</b>										
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. BOD directed Chris to continue discussions with all options presented.

**Greatrock North Water and Sanitation District Action Items Status Matrix—2022**

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										3/25/2021 – BOD directed Chris to continue discussions for renewable water rights options.
<b>FINANCIAL MATTERS</b>										
<b>ADMINISTRATIVE MATTERS</b>										
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: November 28, 2022

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

From: Lisa A. Johnson, District Manager

Re: December 6, 2022 Manager's Report

### **Agenda Action Items**

#### **II.A. Consent Agenda**

1. Approve the Minutes of the November 1, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending November 2022.
3. Acceptance of unaudited financial statements for the period ending October 31, 2022, Schedule of Cash Position and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Approval of engagement letter from Hayes Poznanovic Korver LLC to include 2023 billing rates.
7. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Acquisition Services to include 2023 billing rates.
8. Approval of Eighth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Engineering Services to include 2023 billing rates.
9. Approval of Eleventh Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Operator in Responsible Charge Services to include 2023 billing rates.
10. Approval of 2022 Audit Engagement Letter and Agreed Upon Procedures for EDOP from Schilling & Co.
11. Approval of Seventh Addendum to Independent Contractor Agreement with Elite Industries, Inc. for Landscape Maintenance Services to include 2023 billing rates.
12. Approval of Fourth Addendum to Independent Contractor Agreement with Generator Source LLLP, d/b/a Diesel Service and Supply for Generator Preventative Maintenance Services to include 2023 billing rates.

13. Approval of Third Addendum to Independent Contractor Agreement with Action Fire Hydrant Service, LLC to include 2023 billing rates.
14. Approval of 2023 Statements of Work (“SOW) with CliftonLarsonAllen LLP for management, accounting and billing services to include 2023 billing rates.
15. Approval of Third Addendum to Independent Contractor Agreement with Diversified Underground for Utility Locating Services to include 2023 billing rates.
16. Approval of Fourth Addendum to Independent Contractor Agreement with Element Engineering for RO Treatment/Support to include 2023 billing rates.
17. Approval of Second Addendum to Independent Contractor Agreement with Element Engineering for General Engineering Services to include 2023 billing rates.
18. Approval of First Addendum to Independent Contractor Agreement with Martin and Wood Water Consultants for water rights engineering services to include 2023 billing rates.
19. Approval of Eighth Addendum to Independent Contractor Agreement with Dan’s Custom Construction to include 2023 billing rates.
20. Approval of Second Addendum to Independent Contractor Agreement with Northern Colorado Constructors to include 2023 billing rates.
21. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Plant Inspection and Service.
22. Terminate Independent Contractor Agreement with Timber Line Electric and Control for General Electrician Services.
23. Terminate Independent Contractor Agreement with Ramey Environmental Compliance, Inc for Rocking Horse Farms Third Pump.
24. Terminate Independent Contractor Agreement with Worth Hydrochem for RO Equipment, Start up and Training.
25. Terminate Independent Contractor Agreement with Utility Sales and Services, LLC for meter reading services.

**I recommend approval of the consent agenda items.**

### **III.A. Water Rate Model and 2023 Water Rates**

As discussed at the November Board meeting, the rate model indicates a rate change is warranted. The recommendation from staff is to increase the base rate to \$60 per month and the usage charge to \$6.00 per 1,000 gallons used. In addition, a 20% increase in system development fees is recommended.

**I recommend approval of the Resolutions imposing Various Rates, Penalties and Charges for Water Services and Facilities and amending the Rules and Regulations.**

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

Updates included in Engineer's Report. In addition, 17 System Development Fees have been collected to date.

**VII.B. Hayesmount Estates**

20 System Development Fees have been paid to date.

**VII.C. Ridgeview Estates**

Updates provided in the Engineer's Report. In addition, 12 System Development Fees have been collected to date which includes all of Phase 1.

**VII.D. Country Club Ranchettes Filing No. 2 ("CC#2")**

Matt is working with property owner's water rights counsel on reviewing water rights matters.

**Review of monthly Water Resumes and Other Water Related Matters**

Attorney Poznanovic will review the September resume and will let me know if he learns of any cases he would recommend the district oppose.

**Update on other District Related Matters and/or Committee Meetings**

Mike and I are working to solicit proposals for IT services and will present the proposals once received.

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD NOVEMBER 1, 2022

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, November 1, 2022 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

#### ATTENDANCE

##### Directors in attendance:

John D. Wyckoff  
Brian K. Rogers  
Lisa Jacoby

Absent and excused were Directors Fleck and Adams.

##### Also in attendance were:

Lisa A. Johnson and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)  
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 Wyckoff, Rogers, and Jacoby 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 Jacoby and, upon vote, unanimously carried, the Board approved the Agenda as amended, and excused the absences of Directors Fleck and Adams.

**Board of Director’s Report:** None.

**District Manager’s Report:** Ms. Johnson provided an update of the training on the new lock system at the reverse osmosis water treatment plant.

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

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### CONSENT AGENDA

The Board considered the following actions:

1. Approval of the Minutes of the October 13, 2022 special meeting.
2. Ratify approval of the payment of claims for the period ending October 21, 2022 in the amount of \$167,269.02.
3. Acceptance of unaudited financial statements for the period ending September 30, 2022, Schedule of Cash Position updated as of October 21, 2022, and inclusion summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Adoption of Resolution No. 2022-11-01: Annual Administrative Resolution.

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

### FINANCIAL MATTERS

**Water Rate Model Related to 2023 Water Rates:** Mr. Marcotte presented the water rate model for 2023. No action was taken and the Board will consider approval of a rate change at their December Board meeting.

**Public Hearing on Proposed 2023 Budget; Resolution No. 2022-11-03 to Adopt Budget, Imposing Mill Levy and Appropriating Funds:** Ms. Johnson opened the public hearing to consider adopting the 2023 Budget. It was noted that Notice stating the Board would consider adopting the 2023 Budget, and the date, time and place of the public hearing was published in a newspaper having general circulation within the District. No written objections were received prior to the public hearing, no public was in attendance for comment, and the public hearing was closed.

Ms. Johnson presented the draft 2023 Budget to the Board.

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon motion, unanimously carried, the Board adopted Resolution No. 2022-11-03, a Resolution adopting the 2023 Budget as discussed and revised, appropriating funds, and imposing a total mill levy of 48.268 mills (General Fund – 31.323 and Debt Service Fund – 16.945).

**Appointment of Board Member to Sign the DLG-70 Certification of Tax Levies:** Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board authorized Director Wyckoff to sign the DLG-70 Certification of Tax Levies.



## RECORD OF PROCEEDINGS

### ENGINEER'S REPORT

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

### CAPITAL PROJECTS UPDATES:

**Third Alluvial Well:** No new update.

**Evaporation Pond:** Mr. Marcotte noted that he will finalize the comments to the County as soon as possible.

### **Reverse Osmosis Treatment Facility:**

- **Change Order No. 13 to the Construction Contract with Moltz Construction, Inc. for a Reduction in the Amount of (\$12,357.96):** Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved Change Order No. 13 to the Construction Contract with Moltz Construction, Inc. for a reduction in the amount of (\$12,357.96).
- **Pay Application No. 11 to the Construction Contract with Moltz Construction, Inc. in the Amount of \$5,357.95:** Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved Pay Application No. 11 to the Construction Contract with Moltz Construction, Inc. in the amount of \$5,357.95.
- **Proposal from Desks Inc. for Reverse Osmosis Water Treatment Plant:** Director Wyckoff presented the proposal to the Board. Director Rogers offered to provide contact information for a firm he has used in the past for office furniture. The Board directed staff to solicit a proposal from that firm and present it at the December meeting.

### 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

**Resolution No. 2022-11-04 Calling a Regular Election for Directors on May 2, 2023, Appointing the DEO and Authorizing the DEO to Perform all Tasks Required for the Conduct of a Mail Ballot Election:** 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. 2022-11-04 Calling a Regular Election for Directors on May 2, 2023, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

## RECORD OF PROCEEDINGS

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**Resolution No. 2022-11-02 Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection:** Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-02 Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection.

### OTHER MATTERS

**Status of Homestead Heights/Country Club Ranchettes #1:** There were no new updates.

**Status of Hayesmout Estates:** There were no new updates.

**Status of Ridgeview Estates:** There were no new updates.

**Status of Country Club Ranchettes Filing #2:** Ms. Johnson provided a report and noted that the property owner recently provided updates to the current water rights. Legal counsel is reviewing the water rights.

### 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 Wyckoff and, upon vote, unanimously carried, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

Greatrock North Water & Sanitation District  
October Claims  
November 22, 2022

Vendor	Invoice #	Date	Amount
*CenturyLink	7191112907NOV22	11/1/2022	\$ 363.48
*My Asset Map LLC	E5F5CDB-0057	10/28/2022	199.99
*United Power Inc	12341500OCT22	10/31/2022	670.65
*United Power Inc	2893502OCT22	10/31/2022	692.41
*United Power Inc	6666302OCT22	10/31/2022	1,194.96
*United Power Inc	23129500OCT22	10/31/2022	1,443.92
*United Power Inc	7891601OCT22	10/31/2022	1,841.94
*Waste Connections	5311-379291OCT22	10/1/2022	89.36
*Xcel Energy	5336053542OCT22	10/31/2022	58.49
*Xcel Energy	5398600067OCT22	10/31/2022	58.49
		Auto Pay	<u>\$ 6,613.69</u>
Badger Meter, Inc.	80110667	10/28/2022	881.10
Bishop Brogden Associates, Inc	50733	10/15/2022	4,529.14
CliftonLarsonAllen LLP	3476854	10/31/2022	1,689.03
CliftonLarsonAllen LLP	3476180	10/31/2022	4,750.38
CliftonLarsonAllen LLP	3476183	10/31/2022	9,032.41
Diversified Underground	26583	10/31/2022	145.00
Element Engineering, LLC	0001B-10	10/31/2022	4,130.00
Element Engineering, LLC	0002C-16	10/31/2022	5,354.75
Elite Industries, Inc.	21430	10/31/2022	653.00
Hayes Poznanovic Korver LLC	46878	10/31/2022	1,984.50
Lock & Key	19400	10/31/2022	1,200.00
Lock & Key	19398	10/31/2022	10,164.79
Moltz Construction Inc.	Pay App #11	10/31/2022	5,357.95
Pest Predator	3209	10/25/2022	240.00
Ramey Enviromental Compliance, Inc	24725	10/31/2022	12,281.15
Treatment Technology	188090	10/31/2022	994.60
Utility Notification Center of Colorado	222100684	10/31/2022	19.50
Utility Notification Center of Colorado	222090683	9/30/2022	22.10
White Bear Ankele Tanaka & Waldron	25026	10/31/2022	200.00
White Bear Ankele Tanaka & Waldron	24785	10/31/2022	7,631.55
		Bill.com	<u>\$ 71,260.95</u>
Grand Total			<u><u>\$ 77,874.64</u></u>

**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**FINANCIAL STATEMENTS**  
**OCTOBER 31, 2022**

**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**Statement of Net Position - Enterprise Fund**  
**OCTOBER 31, 2022**

	<b>Enterprise</b>
<b>CURRENT ASSETS</b>	
First Bank - Checking	\$ 42,927
First Bank - Lockbox	1,841,351
Colostrust	1,972,547
Accounts Receivable - Customers	36,007
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	6,641
AR - Horse Creek Retreat	2,429
AR - Inclusions	27,813
Prepaid Insurance	450
Prepaid Expense	42
Total Current Assets	3,931,581
<b>CAPITAL ASSETS</b>	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,850,815
Accumulated Depreciation	(3,799,290)
Net Capital Assets	10,904,828
<b>OTHER ASSETS</b>	
Prepaid Bond Insurance, Net	18,551
Deferred Loss on Refunding	66,166
Other Assets	84,717
<b>TOTAL ASSETS</b>	<b>\$ 14,921,126</b>
<b>LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable	\$ 78,442
Retainage Payable	124,453
Due to County Treasurer	2,912
Deposit - Refundable Water Meter	850
Accrued Interest Payable	16,683
Bond Series 2017 - Current Portion	85,000
Loan Series 2020 - Current Portion	105,000
Total Current Liabilities	413,340
<b>LONG - TERM LIABILITIES</b>	
Loan - Series 2020	1,755,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	237,918
Total Long-Term Liabilities	6,367,918
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unearned Service Fees	3,843
Total Deferred Inflows of Resources	3,843
<b>NET POSITION</b>	
Net Position	8,136,025
Total Net Position	8,136,025
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES</b>	
<b>AND NET POSITION</b>	<b>\$ 14,921,126</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**FOR THE TEN MONTHS ENDED OCTOBER 31, 2022**

**ENTERPRISE FUND**

	<b>Year to Date Actual</b>
<b>OPERATING REVENUES:</b>	
Service Charges - Greatrock	\$ 156,735
Service Charges - Rocking Horse	118,169
Service Charges - Box Elder	149,251
Service Charges - Hayesmount	24,348
Inspection Fees	630
Transfer Fees	1,925
Utility Penalties	5,680
Box Elder - Water Lease Irrigation	7,500
SDF - Ridgeview Estates	219,000
SDF - Country Club Ranchettes	197,100
<b>TOTAL OPERATING REVENUES</b>	<b>880,338</b>
<b>OPERATING EXPENSES:</b>	
Utilities	64,870
Customer Billing	34,367
Distribution System Mntc	20,562
Engineering - Administration	25,465
Engineering - Operations	8,318
Equipment and Tools	382
Facility Maintenance & Repair	14,874
Generator Preventative Mntc	11,097
GIS	2,015
Locates	3,612
Meter Reading	165
Operator Services	103,425
Plant Supplies	30,138
Testing and Reporting	8,692
Treatment - Maintenance & Repair	31,024
Water Meters - Cap	4,148
Water Rights Dev - Eng.	35,645
Water Rights Dev - Legal	13,908
<b>TOTAL OPERATING EXPENSES</b>	<b>412,707</b>
<b>NET INCOME (LOSS)</b>	<b>467,631</b>
<b>OTHER REVENUES AND (EXPENDITURES)</b>	
Property Taxes	1,015,826
Specific Ownership Taxes	62,653
Interest Income	32,065
Other Revenue	607
Horse Creek Retreat	3,000
Available of Service Fees	2,375
Inclusion - Country Club Ranch #2	10,000
Inclusion - Ridgeview Estates	4,000
Inclusion - Homestead Heights	2,000
Inclusion - Epic Estates	10,000
Accounting	(33,530)
Audit	(12,069)

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER & SANITATION DISTRICT  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
FOR THE TEN MONTHS ENDED OCTOBER 31, 2022**

**ENTERPRISE FUND**

County Treasurer's Fee	(15,244)
Directors' Fees	(4,600)
District Management	(65,656)
Dues and Membership	(916)
Election	(3,407)
Insurance and Bonds	(19,181)
Legal	(19,587)
Miscellaneous	(7,026)
Bond Interest - 2017	(87,822)
Loan Interest - 2020	(12,248)
<b>TOTAL OTHER REVENUES AND (EXPENDITURES)</b>	<u>861,240</u>
<b>CHANGE IN NET POSITION</b>	<u>1,328,871</u>
<b>BEGINNING NET POSITION</b>	<u>6,807,153</u>
<b>ENDING NET POSITION</b>	<u><u>\$ 8,136,024</u></u>

## **SUPPLEMENTARY INFORMATION**



**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN NET POSITION - BUDGET AND ACTUAL**  
**FOR THE TEN MONTHS ENDED OCTOBER 31, 2022**

**ENTERPRISE FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>YTD Actual / Annual Budget</u>
<b>REVENUES</b>				
Service Charges - Greatrock	\$ 163,723	\$ 156,735	\$ (6,988)	95.73 %
Service Charges - Rocking Horse	120,355	118,169	(2,186)	98.18 %
Service Charges - Box Elder	198,813	149,251	(49,562)	75.07 %
Service Charges - Hayesmount	25,676	24,348	(1,328)	94.83 %
Inspection Fees	2,000	630	(1,370)	31.50 %
Transfer Fees	3,000	1,925	(1,075)	64.17 %
Utility Penalties	5,000	5,680	680	113.60 %
Water Meters	3,000	-	(3,000)	-%
Dev Fees - Hayesmount Estates	42,600	-	(42,600)	-%
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
SDF - Ridgeview Estates	350,400	219,000	(131,400)	62.50 %
SDF - Country Club Ranchettes	-	197,100	197,100	-%
Property Taxes	1,024,523	1,015,826	(8,697)	99.15 %
Specific Ownership Taxes	71,717	62,653	(9,064)	87.36 %
Interest Income	3,000	32,065	29,065	1068.83 %
Other Revenue	-	607	607	-%
Horse Creek Retreat	-	3,000	3,000	-%
Available of Service Fees	3,000	2,375	(625)	79.17 %
Inclusion - Country Club Ranch #2	-	10,000	10,000	-%
Inclusion - Ridgeview Estates	-	4,000	4,000	-%
Inclusion - Homestead Heights	-	2,000	2,000	-%
Inclusion - Epic Estates	-	10,000	10,000	-%
<b>TOTAL REVENUES</b>	<u>2,024,307</u>	<u>2,022,864</u>	<u>(1,443)</u>	<u>99.93 %</u>
<b>EXPENDITURES</b>				
Administrative	312,139	181,216	130,923	58.06 %
Operations	753,780	412,706	341,074	54.75 %
Capital	4,778,615	2,586,998	2,191,617	54.14 %
Debt Service	391,396	100,070	291,326	25.57 %
<b>TOTAL EXPENDITURES</b>	<u>6,235,930</u>	<u>3,280,990</u>	<u>2,954,940</u>	<u>52.61 %</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-%</u>
<b>REVENUES OVER (UNDER)</b>				
<b>EXPENDITURES - BUDGET BASIS</b>	<u>(4,211,623)</u>	<u>(1,258,126)</u>	<u>2,953,497</u>	
<b>BEGINNING FUNDS AVAILABLE</b>				
<b>ENDING FUNDS AVAILABLE</b>		<u>4,962,523</u>		
		<u>\$ 3,704,397</u>		
<b>ADJUSTMENTS TO RECONCILE</b>				
<b>BUDGET BASIS TO GAAP BASIS</b>				
Capital Assets, Net		10,904,828		
Debt Obligation, Net		(6,469,358)		
Deferred Inflow of Resources		(3,843)		
<b>ENDING NET POSITION</b>		<u>\$ 8,136,024</u>		

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**SCHEDULE OF EXPENDITURE DETAIL**  
**FOR THE TEN MONTHS ENDED OCTOBER 31, 2022**

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**ENTERPRISE FUND**

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
<b>Administrative</b>				
Accounting	\$ 48,000	\$ 33,530	\$ 14,470	69.85 %
Audit	10,000	12,069	(2,069)	120.69 %
County Treasurer's Fee	15,368	15,244	124	99.19 %
Directors' Fees	6,000	4,600	1,400	76.67 %
District Management	90,000	65,656	24,344	72.95 %
Dues and Membership	1,300	916	384	70.46 %
Election	50,000	3,407	46,593	6.81 %
Insurance and Bonds	19,621	19,181	440	97.76 %
Legal	64,350	19,587	44,763	30.44 %
Miscellaneous	7,000	7,026	(26)	100.37 %
Payroll Taxes	500	-	500	-%
Total Administrative	<u>312,139</u>	<u>181,216</u>	<u>130,923</u>	<u>58.06 %</u>
<b>Operations</b>				
Utilities	65,000	64,870	130	99.80 %
Contingency	75,000	-	75,000	-%
Customer Billing	30,700	34,367	(3,667)	111.94 %
Distribution System Mntc	4,700	20,562	(15,862)	437.49 %
Engineering - Administration	35,550	25,465	10,085	71.63 %
Engineering - Operations	35,550	8,318	27,232	23.40 %
Equipment and Tools	5,000	382	4,618	7.64 %
Facility Maintenance & Repair	10,000	14,874	(4,874)	148.74 %
Generator Preventative Mntc	12,600	11,097	1,503	88.07 %
GIS	7,000	2,015	4,985	28.79 %
Locates	8,000	3,612	4,388	45.15 %
Meter Reading	3,600	165	3,435	4.58 %
Operator Services	104,543	103,425	1,118	98.93 %
Plant Supplies	19,000	30,138	(11,138)	158.62 %
Project Mgmt / Oper Admin	11,200	-	11,200	-%
Rules and Regulations	1,000	-	1,000	-%
Testing and Reporting	12,267	8,692	3,575	70.86 %
Treatment - Maintenance & Repair	100,570	31,024	69,546	30.85 %
Water Meters - Cap	1,000	4,148	(3,148)	414.80 %
Water Rights Dev - Eng.	41,500	35,645	5,855	85.89 %
Water Rights Dev - Legal	80,000	13,908	66,092	17.39 %
Well - Rehab & Repair	90,000	-	90,000	-%
Total Operations	<u>753,780</u>	<u>412,707</u>	<u>341,073</u>	<u>54.75 %</u>
<b>Capital</b>				
Alluvial Well	102,000	-	102,000	-%
Concentrate Pond	2,500,000	16,902	2,483,098	0.68 %
Reverse Osmosis Unit Upgrade	2,176,615	2,570,096	(393,481)	118.08 %
Total Capital	<u>4,778,615</u>	<u>2,586,998</u>	<u>2,191,617</u>	<u>54.14 %</u>
<b>Debt Service</b>				
Bond Principal - 2017	85,000	-	85,000	-%
Loan Principal - 2020	105,000	-	105,000	-%
Bond Interest - 2017	175,644	87,822	87,822	50.00 %
Loan Interest - 2020	24,552	12,248	12,304	49.89 %
Paying Agent Fees	1,200	-	1,200	-%
Total Debt Service	<u>391,396</u>	<u>100,070</u>	<u>291,326</u>	<u>25.57 %</u>
<b>TOTAL</b>	<u>\$ 6,235,930</u>	<u>\$ 3,280,991</u>	<u>\$ 2,954,939</u>	<u>52.61 %</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

**Water Service Charges**

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

**Availability of Service Fees**

The District anticipates collecting approximately \$3,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

**Water Lease Irrigation**

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Capital Outlay**

The budget anticipates construction activity during 2022, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payments in 2022 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

**Debt and Leases**

**Series 2017**

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

**Series 2020**

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**

GREATROCK NORTH WATER AND SANITATION DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENT TO MATURITY  
December 31, 2022

\$4,730,000 General Obligation Refunding and Improvement Bonds - Series 2017 Dated November 14, 2017 Interest Rate - 2.00% -5.00% Interest due June 1 and December 1 Principal due December 1			\$1,970,000 General Obligation Refunding Bonds Series 2020 Dated December 1, 2020 Interest Rate - 1.32% Interest due June 1 and December 1 Principal due December 1			TOTALS				
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
2022	\$ 85,000	\$ 175,644	\$ 260,644	\$ 105,000	\$ 24,552	\$ 129,552	2022	\$ 190,000	\$ 200,196	\$ 390,196
2023	-	172,244	172,244	190,000	23,166	213,166	2023	190,000	195,410	385,410
2024	-	172,244	172,244	210,000	20,658	230,658	2024	210,000	192,902	402,902
2025	-	172,244	172,244	215,000	17,886	232,886	2025	215,000	190,130	405,130
2026	-	172,244	172,244	215,000	15,048	230,048	2026	215,000	187,292	402,292
2027	-	172,244	172,244	230,000	12,210	242,210	2027	230,000	184,454	414,454
2028	-	172,244	172,244	225,000	9,174	234,174	2028	225,000	181,418	406,418
2029	-	172,244	172,244	230,000	6,204	236,204	2029	230,000	178,448	408,448
2030	-	172,244	172,244	240,000	3,168	243,168	2030	240,000	175,412	415,412
2031	240,000	172,244	412,244	-	-	-	2031	240,000	172,244	412,244
2032	250,000	162,644	412,644	-	-	-	2032	250,000	162,644	412,644
2033	260,000	152,644	412,644	-	-	-	2033	260,000	152,644	412,644
2034	270,000	142,243	412,243	-	-	-	2034	270,000	142,243	412,243
2035	280,000	131,444	411,444	-	-	-	2035	280,000	131,444	411,444
2036	290,000	120,243	410,243	-	-	-	2036	290,000	120,243	410,243
2037	300,000	108,644	408,644	-	-	-	2037	300,000	108,644	408,644
2038	315,000	96,643	411,643	-	-	-	2038	315,000	96,643	411,643
2039	320,000	84,044	404,044	-	-	-	2039	320,000	84,044	404,044
2040	345,000	68,043	413,043	-	-	-	2040	345,000	68,043	413,043
2041	360,000	50,794	410,794	-	-	-	2041	360,000	50,794	410,794
2042	370,000	38,644	408,644	-	-	-	2042	370,000	38,644	408,644
2043	385,000	26,156	411,156	-	-	-	2043	385,000	26,156	411,156
2044	390,000	13,163	403,163	-	-	-	2044	390,000	13,163	403,163
	<u>\$ 4,460,000</u>	<u>\$ 2,921,189</u>	<u>\$ 7,381,189</u>	<u>\$ 1,860,000</u>	<u>\$ 132,066</u>	<u>\$ 1,992,066</u>		<u>\$ 6,320,000</u>	<u>\$ 3,053,255</u>	<u>\$ 9,373,255</u>

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**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**Schedule of Cash Position**  
**October 31, 2022**  
**Updated as of November 28, 2022**

	<b>Enterprise Fund</b>
<b><u>First Bank - Checking Account (7792)</u></b>	
Balance as of October 31, 2022	42,926.64
11/01/22 - Deposit	661.91
11/02/22 - Deposit	625.09
11/03/22 - Deposit	389.16
11/03/22 - Directors' Fees	(322.95)
11/04/22 - Deposit	343.17
11/04/22 - Bill.com Payments	(1,220.26)
11/07/22 - Deposit	2,920.75
11/08/22 - Deposit	1,142.98
11/10/22 - Deposit	528.52
11/14/22 - Lockbox Fee	(555.50)
11/15/22 - Xcel - ACH	(116.98)
11/18/22 - Transfer from CT	75,000.00
11/21/22 - Deposit	1,796.32
11/22/22 - Deposit	668.89
11/22/22 - Deposit	3,381.43
11/22/22 - CenturyLink ACH	(363.48)
11/23/22 - Deposit	558.24
11/23/22 - Bill.com Payments	(71,260.95)
11/22/22 - Waste Connections ACH	(89.36)
11/25/22 - Deposit	1,023.63
11/25/22 - United Power ACH	(5,843.88)
<i>Anticipated MyAssetMap ACH</i>	(199.99)
<i>Anticipated balance</i>	51,993.38
<b><u>First Bank - Lockbox Account (3070)</u></b>	
Balance as of October 31, 2022	1,841,351.44
Subsequent activities:	
11/21/22 - Transfer to CT	(1,800,000.00)
11/30/22 - Deposit (Utility Payments) - November	27,610.78
<i>Anticipated balance</i>	68,962.22
<b><u>ColoTrust - General (8001)</u></b>	
Balance as of October 31, 2022	1,972,546.81
Subsequent activities:	
11/10/22 - PTAX - OCT22	6,640.52
11/18/22 - Transfer to 1st Bank	(75,000.00)
11/21/22 - Transfer from 1st Bank - LB	1,800,000.00
<i>Anticipated - 12/01 DS Payment - Series 2017</i>	(172,821.88)
<i>Anticipated - 12/01 DS Payment - Series 2020</i>	(117,276.00)
<i>Anticipated balance</i>	3,414,089.45
<b><i>Grand Total</i></b>	<b>\$ 3,535,045.05</b>

**Yield information as of 10/31/22:**

FirstBank Lockbox - 0.05%

ColoTrust - 3.2053%



**GREATROCK NORTH WATER AND SANITATION DISTRICT**  
**Property Taxes Reconciliation**  
**2022**

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
Beg Balance											
January	\$ 8,404.77	\$ -	\$ 5,510.13	\$ -	\$ (126.07)	\$ 13,788.83	0.82%	0.82%	\$ 14,524.30	1.16%	1.16%
February	51,167.39	-	5,979.20	-	(767.51)	56,379.08	4.99%	5.81%	339,271.47	43.13%	44.28%
March	412,276.94	7.15	5,964.23	6.11	(6,184.36)	412,070.07	40.24%	46.06%	28,158.29	3.03%	47.31%
April	58,123.25	-	67.34	14.98	(872.07)	57,333.50	5.67%	51.73%	73,983.59	8.99%	56.31%
May	64,854.46	(8,704.87)	5,599.01	(56.60)	(842.27)	60,849.73	5.48%	57.21%	33,488.80	3.71%	60.01%
June	388,090.17	19,682.04	5,746.69	38.25	(6,114.31)	407,442.84	39.80%	97.01%	297,562.29	37.78%	97.79%
July	8,098.09	-	13,663.07	148.82	(123.70)	21,786.28	0.79%	97.80%	17,539.85	1.59%	99.38%
August	11,611.62	-	6,227.58	335.77	(179.21)	17,995.76	1.13%	98.93%	6,300.87	0.00%	99.38%
September	2,036.74	-	7,439.23	77.75	(31.72)	9,522.00	0.20%	99.13%	5,941.93	0.00%	99.38%
October	178.13	-	6,456.95	8.23	(2.79)	6,640.52	0.02%	99.15%	6,295.24	0.20%	99.58%
November	-	-	-	-	-	-	0.00%	99.15%	10,277.76	0.42%	100.00%
December	-	-	-	-	-	-	0.00%	99.15%	4,894.73	0.00%	100.00%
	<b>\$ 1,004,841.56</b>	<b>\$ 10,984.32</b>	<b>\$ 62,653.43</b>	<b>\$ 573.31</b>	<b>\$ (15,244.01)</b>	<b>\$ 1,063,808.61</b>	<b>99.15%</b>	<b>99.15%</b>	<b>\$ 838,239.12</b>	<b>100.00%</b>	<b>100.00%</b>

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Assessed Valuation	Mill Levy
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**Property Tax**

General Fund	\$ 664,850.00	64.89%	\$ 659,206.12	99.15%
Debt Service Fund	359,673.00	35.11%	356,619.76	99.15%
	<b>\$ 1,024,523.00</b>	<b>100.00%</b>	<b>\$ 1,015,825.88</b>	<b>99.15%</b>

	30.500
	16.500
<b>\$ 21,798,370</b>	<b>47.000</b>

**Specific Ownership Tax**

General Fund	\$ 46,540.00	64.89%	\$ 40,658.29	87.36%
Debt Service Fund	25,177.00	35.11%	21,995.14	87.36%
	<b>\$ 71,717.00</b>	<b>100.00%</b>	<b>\$ 62,653.43</b>	<b>87.36%</b>

**Treasurer's Fees**

General Fund	\$ 9,973.00	64.89%	\$ 9,892.54	99.19%
Debt Service Fund	5,395.00	35.11%	5,351.47	99.19%
	<b>\$ 15,368.00</b>	<b>100.00%</b>	<b>\$ 15,244.01</b>	<b>99.19%</b>

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**Greatrock North Water and Sanitation District**  
**Inclusion Detail Report**  
**As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>401255 - AR - Country Club Ranch #2 Inclusion</b>							
Bill	04/30/2019	4842	White Bear Ankele Tanaka & Waldron		1,276.13	-	1,276.13
Bill	05/15/2019	44689	Bishop Brogden Associates, Inc		106.50	-	1,382.63
Deposit	05/30/2019	1456	Premier Community Homes, Ltd	Deposit	-	5,000.00	(3,617.37)
Bill	05/31/2019	5116	White Bear Ankele Tanaka & Waldron		510.45	-	(3,106.92)
Deposit	06/17/2019	1492	Premier Community Developments, LTD	Deposit	-	5,000.00	(8,106.92)
Bill	06/30/2019	5679	White Bear Ankele Tanaka & Waldron		1,531.35	-	(6,575.57)
Bill	07/01/2019	30437	Petrock & Fendel, PC		1,192.50	-	(5,383.07)
Bill	07/15/2019	45064	Bishop Brogden Associates, Inc		5,652.33	-	269.26
Bill	07/31/2019	30540	Petrock & Fendel, PC		3,327.50	-	3,596.76
Bill	07/31/2019	July 2019	Special District Management Services, Inc		210.00	-	3,806.76
Bill	07/31/2019	6052	White Bear Ankele Tanaka & Waldron		4,544.34	-	8,351.10
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	569.45	-	8,920.55
Bill	08/15/2019	45132	Bishop Brogden Associates, Inc		3,035.25	-	11,955.80
Bill	08/31/2019	30637	Petrock & Fendel, PC		742.50	-	12,698.30
Bill	08/31/2019	6488	White Bear Ankele Tanaka & Waldron		1,117.25	-	13,815.55
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	511.50	-	14,327.05
Bill	09/30/2019	6883	White Bear Ankele Tanaka & Waldron		521.73	-	14,848.78
Bill	10/15/2019	45446	Bishop Brogden Associates, Inc		2,110.50	-	16,959.28
Bill	10/31/2019	7459	White Bear Ankele Tanaka & Waldron		776.95	-	17,736.23
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	124.00	-	17,860.23
Bill	11/15/2019	45591	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,441.17	-	20,301.40
Deposit	11/25/2019	1603	Premier Community Developments, LTD	Deposit	-	18,351.10	1,950.30
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	627.81	-	2,578.11
Bill	12/31/2019	8284	White Bear Ankele Tanaka & Waldron	Country Club Ranchettes Inclusion	340.30	-	2,918.41
Bill	01/15/2020	45839	Bishop Brogden Associates, Inc	Water Rights - Country Club Ranchettes Filing #2	328.50	-	3,246.91
Bill	01/31/2020	8797	White Bear Ankele Tanaka & Waldron	Inclusion	2,586.59	-	5,833.50
Bill	01/31/2020	31141	Petrock & Fendel, PC	Country Club Ranchettes	3,450.00	-	9,283.50
Bill	02/15/2020	45963	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,808.00	-	12,091.50
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Country Club Ranch #2	1,081.27	-	13,172.77
Bill	02/28/2020	31220	Petrock & Fendel, PC	Country Club Ranchettes	1,068.50	-	14,241.27
Bill	02/29/2020	9026	White Bear Ankele Tanaka & Waldron	Inclusion	392.06	-	14,633.33
Bill	03/15/2020	46090	Bishop Brogden Associates, Inc	Country Club Ranchettes	460.50	-	15,093.83
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	241.79	-	15,335.62
Bill	03/31/2020	9578	White Bear Ankele Tanaka & Waldron	Inclusion	746.20	-	16,081.82
Bill	03/31/2020	31295	Petrock & Fendel, PC	Country Club Ranchettes	1,853.00	-	17,934.82
Deposit	04/21/2020	1914	Premier Community Developments Ltd	Deposit	-	22,000.00	(4,065.18)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	80.00	-	(3,985.18)
Bill	04/30/2020	04/30/20	White Bear Ankele Tanaka & Waldron	Inclusion	310.58	-	(3,674.60)
Bill	04/30/2020	2487606	CliftonLarsonAllen LLP	Inclusion Costs	215.00	-	(3,459.60)
Bill	07/31/2020	11472	White Bear Ankele Tanaka & Waldron	Inclusion Costs	261.38	-	(3,198.22)
Bill	07/31/2020	2583683	CliftonLarsonAllen LLP	Inclusion Costs	193.50	-	(3,004.72)
Bill	08/15/2020	46778	Bishop Brogden Associates, Inc	Inclusion Costs	307.50	-	(2,697.22)
Bill	08/31/2020	11909	White Bear Ankele Tanaka & Waldron	Inclusion Costs	945.05	-	(1,752.17)
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	129.00	-	(1,623.17)
Bill	08/31/2020	31658	Petrock & Fendel, PC	Inclusion Costs	253.00	-	(1,370.17)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	416.00	-	(954.17)
Bill	09/15/2020	46934	Bishop Brogden Associates, Inc	Inclusion Costs	3,300.00	-	2,345.83
Bill	09/30/2020	31720	Petrock & Fendel, PC	Inclusion Costs	1,482.50	-	3,828.33
Bill	09/30/2020	12375	White Bear Ankele Tanaka & Waldron	Inclusion Costs	609.88	-	4,438.21
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	731.00	-	5,169.21
Bill	10/15/2020	47018	Bishop Brogden Associates, Inc	Inclusion Costs	1,403.25	-	6,572.46
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	7,052.46
Bill	11/15/2020	47179	Bishop Brogden Associates, Inc	Inclusion Costs	2,324.25	-	9,376.71
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.00	-	9,952.71
Bill	11/30/2020	31859	Petrock & Fendel, PC	Inclusion Costs	1,610.00	-	11,562.71
Deposit	11/20/2020	1117	Premier Community Developments Ltd	Deposit	-	5,000.00	6,562.71
Deposit	11/20/2020	2275	CC Ranchettes	Deposit	-	5,000.00	1,562.71
Bill	11/30/2020	13218	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,503.68	-	3,066.39
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	814.00	-	3,880.39

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**Greatrock North Water and Sanitation District**  
**Inclusion Detail Report**  
As of October 31, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	4,360.39
Bill	12/15/2020	47322	Bishop Brogden Associates, Inc	Inclusion Costs	2,190.00	-	6,550.39
Bill	12/31/2020	13972	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	7,421.64
Bill	12/31/2021	2718232	CliftonLarsonAllen LLP	Inclusion Costs	242.00	-	7,663.64
Bill	12/31/2021	31914	Petrock & Fendel, PC	Inclusion Costs	4,035.50	-	11,699.14
Bill	01/15/2021	47450.0	Bishop Brogden Associates, Inc	Inclusion Costs	3,274.50	-	14,973.64
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	512.00	-	15,485.64
Bill	01/31/2021	2739122	CliftonLarsonAllen LLP	Inclusion Costs	198.00	-	15,683.64
Bill	01/31/2021	14178	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,905.99	-	17,589.63
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	88.00	-	17,677.63
Bill	02/28/2021	14638	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	17,764.76
Bill	02/28/2021	42233	Hayes Poznanovic	Inclusion Costs	1,344.00	-	19,108.76
Bill	03/31/2021	42389	Hayes Poznanovic	Inclusion Costs	552.00	-	19,660.76
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	154.00	-	19,814.76
Bill	04/15/2021	47869	Bishop Brogden Associates, Inc	Inclusion Costs	1,332.00	-	21,146.76
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	21,229.26
Bill	04/30/2021	15855	White Bear Ankele Tanaka & Waldron	Inclusion Costs	348.50	-	21,577.76
Bill	04/30/2021	22215	Ramey Environmental Compliance	Inclusion Costs	361.00	-	21,938.76
Bill	04/30/2021	2863725	CliftonLarsonAllen LLP	Inclusion Costs	286.00	-	22,224.76
Bill	05/04/2021	42389	Hayes Poznanovic	Inclusion Costs	360.00	-	22,584.76
Bill	05/15/2021	48025	Bishop Brogden Associates, Inc	Inclusion Costs	610.50	-	23,195.26
Deposit	05/21/2021	1141	CC Ranchettes	Deposit	-	24,814.76	(1,619.50)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	(1,532.37)
Bill	05/31/2021	42711	Hayes Poznanovic	Inclusion Costs	72.00	-	(1,460.37)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	22.00	-	(1,438.37)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	231.00	-	(1,207.37)
Deposit	08/13/2021	1154	CC Ranchettes	Deposit	-	5,625.00	(6,832.37)
Deposit	08/18/2021	1157	CC Ranchettes	Deposit	-	5,000.00	(11,832.37)
Deposit	09/17/2021	1002	CC Ranchettes	Deposit	-	4,000.00	(15,832.37)
Reclass	12/31/2021		CCR#2 to Homestead Heights/CC#1	Reclass	14,625.00	-	(1,207.37)
Deposit	12/31/2021		CC Ranchettes	Deposit	-	2,500.00	(3,707.37)
Bill	01/31/2022	0007-01	Element Engineering, LLC	Inclusion Costs	150.00	-	(3,557.37)
Bill	01/31/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,748.66	-	(1,808.71)
Bill	01/31/2022	45246	Hayes Poznanovic	Inclusion Costs	269.50	-	(1,539.21)
Bill	01/31/2022	3144697	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	(1,263.21)
Bill	02/15/2022	49247	Bishop Brogden Associates, Inc	Inclusion Costs	306.25	-	(956.96)
Bill	02/28/2022	3173180	CliftonLarsonAllen LLP	Inclusion Costs	115.00	-	(841.96)
Bill	02/28/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	522.75	-	(319.21)
Deposit	03/31/2022	0486	CC Ranchettes	Deposit	-	5,000.00	(5,319.21)
Bill	03/31/2022	3218565	CliftonLarsonAllen LLP	Inclusion Costs	46.00	-	(5,273.21)
Bill	03/31/2022	21244	White Bear Ankele Tanaka & Waldron	Inclusion Costs	505.84	-	(4,767.37)
Bill	04/30/2022	0007-02	Element Engineering, LLC	Inclusion Costs	900.00	-	(3,867.37)
Bill	04/30/2022	45800	Hayes Poznanovic	Inclusion Costs	637.00	-	(3,230.37)
Bill	04/30/2022	3280967	CliftonLarsonAllen LLP	Inclusion Costs	851.00	-	(2,379.37)
Bill	04/30/2022	21781	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,595.41	-	(783.96)
Bill	05/15/2022	49740	Bishop Brogden Associates, Inc	Inclusion Costs	1,470.00	-	686.04
Bill	05/31/2022	22242	White Bear Ankele Tanaka & Waldron	Inclusion Costs	803.60	-	1,489.64
Bill	05/31/2022	45981	Hayes Poznanovic	Inclusion Costs	808.50	-	2,298.14
Bill	05/31/2022	3313384	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	2,574.14
Bill	06/15/2022	49943	Bishop Brogden Associates, Inc	Inclusion Costs	551.25	-	3,125.39
Bill	06/30/2022	22918	White Bear Ankele Tanaka & Waldron	Inclusion Costs	79.95	-	3,205.34
Bill	06/30/2022	3343258	CliftonLarsonAllen LLP	Inclusion Costs	230.00	-	3,435.34
Bill	06/30/2022	46163	Hayes Poznanovic	Inclusion Costs	661.50	-	4,096.84
Bill	07/15/2022	50142	Bishop Brogden Associates, Inc	Inclusion Costs	245.00	-	4,341.84
Bill	07/31/2022	3373147	CliftonLarsonAllen LLP	Inclusion Costs	25.00	-	4,366.84
Bill	09/30/2022	3436941	CliftonLarsonAllen LLP	Inclusion Costs	50.00	-	4,416.84
Deposit	10/18/2022		CC Ranchettes	Deposit	-	5,000.00	(583.16)
Total 401255 · AR - Country Club Ranch #2 Inclusion					<u>111,707.70</u>	<u>112,290.86</u>	<u>(583.16)</u>

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**Greatrock North Water and Sanitation District**  
**Inclusion Detail Report**  
**As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>401256 · AR - Ridgeview Estates Inclusion</b>							
Deposit	03/21/2019	0088252775	Ridgeview Properties	Ridgeview Estates - Deposit to Prepare Letter	-	3,500.00	(3,500.00)
Bill	03/30/2019	1103	MMI Water Engineers, LLC		31.00	-	(3,469.00)
Bill	04/29/2019	1114	MMI Water Engineers, LLC		511.50	-	(2,957.50)
Bill	05/01/2019	30225	Petrock & Fendel, PC		315.00	-	(2,642.50)
Bill	05/15/2019	44772	Bishop Brogden Associates, Inc		768.50	-	(1,874.00)
Bill	06/05/2019	1129	MMI Water Engineers, LLC		31.00	-	(1,843.00)
Bill	06/15/2019	44846	Bishop Brogden Associates, Inc		1,103.25	-	(739.75)
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	775.00	-	35.25
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	297.76	-	333.01
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	201.50	-	534.51
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Ridgeview Estates	32.00	-	566.51
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	923.45	-	1,489.96
Deposit	04/15/2020	1006	Ridgeview Properties		-	2,000.00	(510.04)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	208.00	-	(302.04)
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	128.00	-	(174.04)
Bill	06/30/2020	1302	MMI Water Engineers, LLC		208.00	-	33.96
Bill	06/30/2020	10926	White Bear Ankele Tanaka & Waldron		217.81	-	251.77
Bill	06/30/2020	2550017	CliftonLarsonAllen LLP		64.50	-	316.27
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusion Costs	272.00	-	588.27
Deposit	08/21/2020	1007	Ridgeview Properties		-	3,000.00	(2,411.73)
Withdrawal	08/27/2020	1007	Ridgeview Properties		3,000.00	-	588.27
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	43.00	-	631.27
Deposit	09/02/2020	WIRE	Ridgeview Properties		-	3,000.00	(2,368.73)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	304.00	-	(2,064.73)
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	16.00	-	(2,048.73)
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.98	-	(1,471.75)
Bill	11/30/2020	21539	Ramey Environmental Compliance	Inclusion Costs	217.50	-	(1,254.25)
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,210.25)
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	1,269.95	-	59.70
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	368.78	-	428.48
Bill	01/31/2021	21833	Ramey Environmental Compliance	Inclusion Costs	682.00	-	1,110.48
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	66.00	-	1,176.48
Deposit	02/19/2021	1023	Ridgeview Properties	Deposit	-	3,000.00	(1,823.52)
Bill	02/28/2021	21972	Ramey Environmental Compliance	Inclusion Costs	975.00	-	(848.52)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	33.00	-	(815.52)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	341.40	-	(474.12)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	75.34	-	(398.78)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(354.78)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	99.00	-	(255.78)
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	110.00	-	(145.78)
Bill	08/31/2021	0004-01	Element Engineering, LLC	Inclusion Costs	1,425.00	-	1,279.22
Bill	08/31/2021	17663	White Bear Ankele Tanaka & Waldron	Inclusion Costs	130.69	-	1,409.91
Bill	08/31/2021	2998260	CliftonLarsonAllen LLP	Inclusion Costs	550.00	-	1,959.91
Deposit	09/28/2021	1054	Ridgeview Properties LLC	Deposit	-	3,000.00	(1,040.09)
Bill	09/30/2021	0004-02	Element Engineering, LLC	Inclusion Costs	150.00	-	(890.09)
Bill	10/31/2021	0004-03	Element Engineering, LLC	Inclusion Costs	1,295.00	-	404.91
Bill	11/30/2021	0004-04	Element Engineering, LLC	Inclusion Costs	840.00	-	1,244.91
Bill	12/31/2021	0004-05	Element Engineering, LLC	Inclusion Costs	300.00	-	1,544.91
Deposit	05/20/2022	1072	Ridgeview Properties LLC	Deposit	-	2,000.00	(455.09)
Bill	07/31/2022	3373147	CliftonLarsonAllen LLP	Inclusion Costs	150.00	-	(305.09)
Bill	08/31/2022	0004-06	Element Engineering, LLC	Inclusion Costs	750.00	-	444.91
Deposit	09/09/2022	1085	Ridgeview Properties	Deposit	-	2,000.00	(1,555.09)
Bill	10/31/2022	24785	White Bear Ankele Tanaka & Waldron	Inclusion Costs	4,425.44	-	2,870.35
Total 401256 · AR - Ridgeview Estates Inclusion					<u>24,370.35</u>	<u>21,500.00</u>	<u>2,870.35</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**Greatrock North Water and Sanitation District**  
**Inclusion Detail Report**  
As of October 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>401258 · AR - Homestead Heights/CC#1 Inclusion</b>							
Bill	03/30/2019	1104	MMI Water Engineers, LLC		263.50	-	263.50
Bill	03/30/2019	1103	MMI Water Engineers, LLC		108.50	-	372.00
Bill	04/29/2019	1114	MMI Water Engineers, LLC		294.50	-	666.50
Bill	06/05/2019	1129	MMI Water Engineers, LLC		682.00	-	1,348.50
Bill	06/30/2019	1138	MMI Water Engineers, LLC	Engineering Services April 21 - May 18, 2019	201.50	-	1,550.00
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	1,007.50	-	2,557.50
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	62.00	-	2,619.50
Bill	09/30/2019	1182	MMI Water Engineers, LLC	Engineering Services Aug & Sept 2019	170.50	-	2,790.00
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	77.50	-	2,867.50
Bill	12/16/2019	1217	MMI Water Engineers, LLC	Homestead Heights Inclusion	62.00	-	2,929.50
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	524.65	-	3,454.15
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Homestead Heights	931.43	-	4,385.58
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Homestead Heights	96.00	-	4,481.58
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Homestead Heights	496.00	-	4,977.58
Bill	06/30/2020	1302	MMI Water Engineers, LLC	Homestead Heights	1,808.00	-	6,785.58
Bill	07/31/2020	1313	MMI Water Engineers, LLC	Homestead Heights	96.00	-	6,881.58
Deposit	08/07/2020	2103839	Greatrock North WSD	Homestead Heights	-	5,000.00	1,881.58
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusions Costs	272.00	-	2,153.58
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	216.53	-	2,370.11
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	107.50	-	2,477.61
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	288.00	-	2,765.61
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	256.20	-	3,021.81
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	832.00	-	3,853.81
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	32.00	-	3,885.81
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	3,968.31
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	4,012.31
Deposit	03/05/2021	2431	Premier Community Developments Ltd	Deposit	-	7,000.00	(2,987.69)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	851.80	-	(2,135.89)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	110.00	-	(2,025.89)
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	132.00	-	(1,893.89)
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	293.68	-	(1,600.21)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,556.21)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	132.00	-	(1,424.21)
Bill	06/30/2021	0005-01	Element Engineering, LLC	Inclusion Costs	2,100.00	-	675.79
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	719.79
Bill	07/31/2021	0005-02	Element Engineering, LLC	Inclusion Costs	7,340.00	-	8,059.79
Bill	07/31/2021	2969902	CliftonLarsonAllen LLP	Inclusion Costs	176.00	-	8,235.79
Bill	08/31/2021	0005-03	Element Engineering, LLC	Inclusion Costs	6,760.00	-	14,995.79
Bill	08/31/2021	2998260	CliftonLarsonAllen LLP	Inclusion Costs	682.00	-	15,677.79
Bill	09/30/2021	0005-04	Element Engineering, LLC	Inclusion Costs	1,140.00	-	16,817.79
Bill	11/30/2021	0005-05	Element Engineering, LLC	Inclusion Costs	220.00	-	17,037.79
Reclass	12/31/2021		CCR#2 to Homestead Heights/CC#1	Reclass	-	14,625.00	2,412.79
Deposit	04/01/2022	5475	Three Sons Construction	Deposit	-	2,000.00	412.79
Bill	06/30/2022	0005-06	Element Engineering, LLC	Inclusion Costs	2,175.00	-	2,587.79
Bill	08/31/2022	0005-07	Element Engineering, LLC	Inclusion Costs	150.00	-	2,737.79
<b>Total 401258 · AR - Homestead Heights/CC#1 Inclusion</b>					<b>31,362.79</b>	<b>28,625.00</b>	<b>2,737.79</b>

**Greatrock North Water and Sanitation District**  
**Inclusion Detail Report**  
**As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>401259 · AR - Epic Estates Inclusion</b>							
Deposit	12/17/2021	2145	Western Engineering Consultants	Deposit	-	5,000.00	(5,000.00)
Bill	12/31/2021	0006-01	Element Engineering, LLC	Inclusion Costs	450.00	-	(4,550.00)
Bill	12/31/2021	19709	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	(3,678.75)
Bill	12/31/2021	45068	Hayes Poznanovic	Inclusion Costs	648.00	-	(3,030.75)
Deposit	05/20/2022	2652	Western Engineering Consultants	Deposit	-	10,000.00	(13,030.75)
Bill	06/15/2022	49944	Bishop Brogden Associates, Inc	Inclusion Costs	569.27	-	(12,461.48)
Bill	06/30/2022	0006-02	Element Engineering, LLC	Inclusion Costs	300.00	-	(12,161.48)
Bill	06/30/2022	22918	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,910.60	-	(10,250.88)
Bill	06/30/2022	46165	Hayes Poznanovic	Inclusion Costs	1,104.00	-	(9,146.88)
Bill	06/30/2022	3343258	CliftonLarsonAllen LLP	Inclusion Costs	506.00	-	(8,640.88)
Bill	08/31/2022	46519	Hayes Poznanovic	Inclusion Costs	98.00	-	(8,542.88)
Bill	09/15/2022	50486	Bishop Brogden Associates, Inc	Inclusion Costs	61.25	-	(8,481.63)
Bill	09/30/2022	46667	Hayes Poznanovic	Inclusion Costs	269.50	-	(8,212.13)
Total 401259 · AR - Epic Estates Inclusion					<u>6,787.87</u>	<u>15,000.00</u>	<u>(8,212.13)</u>
<b>401261 · AR - Horse Creek Retreat Inclusion</b>							
Deposit	07/15/2022	1873	John Fritzel	Deposit	-	3,000.00	(3,000.00)
Bill	07/31/2022	0008-01	Element Engineering, LLC	Inclusion Costs	450.00	-	(2,550.00)
Bill	07/31/2022	46344	Hayes Poznanovic	Inclusion Costs	367.50	-	(2,182.50)
Bill	08/15/2022	50219	Bishop Brogden Associates, Inc	Inclusion Costs	1,305.00	-	(877.50)
Bill	09/15/2022	50787	Bishop Brogden Associates, Inc	Inclusion Costs	306.25	-	(571.25)
Total 401261 · AR - Horse Creek Retreat Inclusion					<u>2,428.75</u>	<u>3,000.00</u>	<u>(571.25)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



## Greatrock North Water & Sewer District Monthly Activities Report October 15<sup>th</sup> 2022 – November 14<sup>th</sup> 2022

### Daily Operations Summary

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

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

**Box Elder (BE):** Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skids, and distribution meters. Visual inspection of the generator to record run hours and check for any active faults. Collect and analyze chlorine residual samples each visit. Collect entry point samples to analyze for pH and conductivity weekly. Complete walkthrough of the pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walkthrough 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.

**10/17/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Reduced the chlorine on SCADA.

**10/18/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Reduced the fill valve at RHF from 50gpm to 35gpm to meet daily demand. Shutdown RO “B” due to an anti-scalent leak. RO “A” is still the lead RO machine and is operational.

**10/19/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Found that there was some back pressure on the fill line of the old RO building. Unable to locate where it’s coming from but do know that it is potable water. Moltz Construction is aware and will determine the best way to isolate that flow.

**10/20/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility.

**10/21/22 (2.5hr)** Routine site visit. Regular rounds and checks of each facility.

**10/24/22 (4.5hr)** Routine site visit. Regular rounds and checks of each facility.

**10/25/22 (8.0hr)** Routine site visit. Regular rounds and checks of each facility. Hydrochem onsite diagnosing and fixing the issues we are having with the anti-scalent leak and the bypass flow meter. The anti-scalent leak is fixed and the bypass flow meter needs to be replaced. Both RO machines are operational.

**10/26/22 (6.0hr)** Routine site visit. Regular rounds and checks of each facility. Hydrochem is onsite again installing the new anti-scalent tank.

**10/27/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility.

**10/28/22 (2.25hr)** Routine site visit. Regular rounds and checks of each facility. Greely Lock & Key onsite installing the new locks.

**10/30/21 (2.0hr)** On-call operator responded to both RO machines faulting out. Unable to remedy the situation remotely. Reset both RO machines manually and got the system up and running.

**10/31/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Received delivery of chlorine today.

**11/1/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Collected monthly Langelier Index samples and delivered them to the lab.

**11/2/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility.

**11/3/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Installed a small space heater in the old RO building so the pipes don't freeze up. We are still getting pressure on the old tank fill line. Filed lab results and process control sheets.

**11/4/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Reduced the fill valve at RHF from 20gpm to 15gpm to meet weekend demand. Construction crew onsite at BE to have the floors painted. Unable to access the RO building over the weekend unless there is an absolute emergency.

**11/7/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Isolated the fill valve at RHF to avoid a possible High-Level Alarm.

**11/8/22 (7.0hr)** Routine site visit. Regular rounds and checks of each facility. Reduced the augmentation from 85gpm down to 30gpm per BBA Water Consultants' request. Started collecting the meter re-reads that billing sent over. Completed the yearly tank inspections at BE. Collected the monthly Bac-T samples and delivered them to the lab.

**11/9/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Continued to collect more meter readings that billing sent over. Jeff with HOA Solutions is out today to replace the communication radios at each remote site.

**11/10/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Continued to collect more meter readings that billing sent over. New communications are up and running and working great.

**11/11/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Increased the fill valve at RHF to 16gpm to meet weekend demand.

**11/14/22 (4.0hr)** Routine site visit. Regular rounds and checks of each facility. Reduced the fill valve at RHF



**October 15<sup>th</sup> 2022 – November 14<sup>th</sup> 2022**

RO Run Time	67.3
RO Concentrate Flow: 1 Pond (South)	201,900

**Sampled Date: November 1st, 2022**

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	185mg/L	13.8mg/L	2.46mg/L	44.5mg/L
RHF	200mg/L	19.1mg/L	3.49mg/L	62.0mg/L
GRN	237mg/L	19mg/L	3.32mg/L	61.1mg/L

Date	Permeate Flow (GPM)	Concentrate Flow (GPM)	% Recovery	Permeate Conductivity (µSeimens)	Hour Meter
10/17/22	201	55	79%	9.0	82.3
10/18/22	204	51	80%	9.0	84.7
10/19/22	204	54	79%	9.4	87.1
10/21/22	203	55	79%	8.5	92.4
11/4/22	200	53	79%	9.9	125.4
11/9/22	204	49	80%	11.6	137.6
11/14/22	196	52	80%	9.8	149.6

Installed From: 10/12/22 To: 11/14/22

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Status
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HAYES POZNANOVIC KORVER LLC  
ATTORNEYS AT LAW

700 17<sup>TH</sup> STREET, SUITE 1800  
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

November 15, 2022

**VIA EMAIL ONLY**

Board of Directors  
Greatrock North Water and Sanitation District  
141 Union Blvd., Suite 150  
Lakewood, CO 80228  
[Lisa.Johnson@claconnect.com](mailto:Lisa.Johnson@claconnect.com)

Re: Engagement Letter for Water Counsel and Fee Agreement

Dear Board Members:

Hayes Poznanovic Korver LLC. has been assisting the Greatrock North Water and Sanitation District with its water rights legal work for some time. We recently requested the board approve an increase in my rates. There will also be a comparable increase in the rates for other attorneys at the Firm. This letter confirms the scope of Hayes Poznanovic Korver LLC.'s representation of the District and the revised legal fees we will charge for this work. We appreciate having the opportunity to assist the District with its water rights related matters and look forward to providing additional services in the future.

Our scope of work includes providing legal representation to the District regarding water matters that may arise. I will be primarily responsible, and where appropriate, our associate will also assist, at a lower billing rate.

We will bill you monthly for the fees and any costs incurred each month. Our billing invoice will be mailed to you, generally in the first five days of the month. The principal cost reflected in your monthly statements will be attorney fees. Our current hourly billing rates on this matter will be as follows: \$250 for member attorneys, \$215 for associate attorneys, and \$100 for paralegals. Our rates are adjusted from time to time. If you request that we work on additional matters, we will charge you for those new matters at the rates in effect at that time. Payment is due at the end of the month received and interest is charged on unpaid bills at the rate of 1.5% per month. Our bills are generally quite detailed, but we of course welcome your questions should you ever require an explanation of any matter in our bills.

In addition to attorney and paralegal fees, your billing will reflect any expenses incurred on your behalf. These expenses may include, but are not limited to, such items as court filing fees; publication costs; deposition expenses; witness fees; fees for experts' reports, consultation and testimony; computerized legal research costs; and expenses for travel and photocopies.

You may terminate the employment of our firm at any time by notifying us in writing. The firm also may withdraw from this agreement for any reason by notifying you in writing. Typically, we will not choose to withdraw from representing a client unless a conflict of interest arises, outstanding statements have not been paid, or the client fails to cooperate with the Firm regarding its matters. Upon termination of this agreement, you will pay for all services rendered and expenses incurred as of the date of receipt of the letter of termination, and any time necessary to wrap up pending matters and files.

Please sign below and return this page to me to indicate your agreement with these terms.

If you have any questions about the terms of our agreement or any other issues, please do not hesitate to contact me. We look forward to our ongoing work with the District.

Sincerely,  
HAYES POZNANOVIC KORVER LLC.

*Matthew S. Poznanovic*

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Matthew S. Poznanovic, Esq.

The foregoing has been received, understood, and agreed to according to the terms set forth therein on this \_\_\_\_ day of \_\_\_\_\_, 2022.

Greatrock North Water and Sanitation District

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cc: Lisa Johnson (via email only)

EIGHTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Water Rights Acquisition Services)

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This EIGHTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Eighth Addendum”) is entered into on the 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and BISHOP-BROGDEN ASSOCIATES, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated March 4, 2014, as amended by the *First Addendum to Independent Contractor Agreement*, dated February 2, 2016, the *Second Addendum to Independent Contractor Agreement*, dated February December 6, 2016, the *Third Addendum to Independent Contractor Agreement*, dated November 6, 2018, the *Fourth Addendum to Independent Contractor Agreement*, dated December 3, 2019, the *Fifth Addendum to Independent Contractor Agreement*, dated July 7, 2020, the *Sixth Addendum to Independent Contractor Agreement*, dated December 1, 2020, and the *Seventh Addendum to Independent Contractor Agreement*, dated December 7, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the fee schedule therefore; and

WHEREAS, the Parties desire to amend the fee schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO FEE SCHEDULE. The Parties hereby amend and restate in its entirety the Fee Schedule set forth in Exhibit A of the Agreement with the Fee Schedule set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. This Eighth Addendum shall be effective on January 1, 2023.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Eighth Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Eighth Addendum may be delivered by

facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Eighth Addendum.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this Eighth Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
BISHOP-BROGDEN ASSOCIATES, INC., a  
Colorado corporation

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**  
**FEE SCHEDULE**





Christopher J. Sanchez  
 Jeffrey A. Clark  
 Daniel O. Niemela  
 Jonathan D. George  
 Kristina L. Wynne  
 Austin P. Malotte  
 Michael A. Saylor  
 Charles E. Stanzione

**SCHEDULE OF COMPENSATION**  
 Effective January 2023

Applicable to Services Furnished on a Per Hour Basis

<u>Classification</u>	<u>Billing Rate</u>
<b>PROFESSIONAL STAFF</b>	
Principal.....	\$210.00-\$280.00
Associate/Senior Project Manager .....	\$180.00-\$220.00
Project Manager .....	\$150.00-\$215.00
Senior Engineer/Hydrogeologist/Hydrologist.....	\$135.00-\$200.00
Project Engineer/Hydrogeologist/Hydrologist.....	\$120.00-\$160.00
Engineer/Hydrogeologist/Hydrologist II.....	\$110.00-\$160.00
Engineer/Hydrogeologist/Hydrologist I.....	\$85.00-\$130.00
GIS Specialist.....	\$95.00-\$140.00
<b>TECHNICAL SUPPORT STAFF</b>	
Intern/Technician .....	\$65.00-\$95.00
Word Processing/Administration.....	\$80.00-\$100.00

The above Standard Schedule of Compensation is subject to periodic revision. The schedule includes salary costs, ordinary overhead and profit. Applicable expenses for travel and subsistence, incidental out-of-pocket costs, communications, reports preparation, printing, outside services, etc., are reimbursable at invoice cost plus 10 percent. Mileage is reimbursed at the IRS Standard Mileage Rates for business miles driven.

EIGHTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Water Rights Engineering Services)

---

This EIGHTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Eighth Addendum”) is entered into on the 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and BISHOP-BROGDEN ASSOCIATES, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated January 1, 2011, as amended by the *First Addendum to Independent Contractor Agreement*, dated February 2, 2016, the *Second Addendum to Independent Contractor Agreement*, dated January 1, 2017, the *Third Addendum to Independent Contractor Agreement*, dated December 5, 2017, the *Fourth Addendum to Independent Contractor Agreement*, dated November 3, 2018, the *Fifth Addendum to Independent Contractor Agreement*, dated December 3, 2019, and the *Sixth Addendum to Independent Contractor Agreement*, dated December 1, 2020, and the *Seventh Addendum to Independent Contractor Agreement*, dated December 7, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the services to be completed and the fee schedule therefore; and

WHEREAS, the Parties desire to amend the fee schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO FEE SCHEDULE. The Parties hereby amend and restate in its entirety the Fee Schedule set forth in Exhibit A of the Agreement with the Fee Schedule set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. This Eighth Addendum shall be effective on January 1, 2023.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Eighth Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall

constitute one and the same instrument. Executed copies of this Eighth Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Eighth Addendum.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this Eighth Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
BISHOP-BROGDEN ASSOCIATES, INC., a  
Colorado corporation

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**  
FEE SCHEDULE



Christopher J. Sanchez  
 Jeffrey A. Clark  
 Daniel O. Niemela  
 Jonathan D. George  
 Kristina L. Wynne  
 Austin P. Malotte  
 Michael A. Saylor  
 Charles E. Stanzione

**SCHEDULE OF COMPENSATION**  
 Effective January 2023

Applicable to Services Furnished on a Per Hour Basis

<u>Classification</u>	<u>Billing Rate</u>
<b>PROFESSIONAL STAFF</b>	
Principal.....	\$210.00-\$280.00
Associate/Senior Project Manager .....	\$180.00-\$220.00
Project Manager .....	\$150.00-\$215.00
Senior Engineer/Hydrogeologist/Hydrologist.....	\$135.00-\$200.00
Project Engineer/Hydrogeologist/Hydrologist.....	\$120.00-\$160.00
Engineer/Hydrogeologist/Hydrologist II.....	\$110.00-\$160.00
Engineer/Hydrogeologist/Hydrologist I.....	\$85.00-\$130.00
GIS Specialist.....	\$95.00-\$140.00
<b>TECHNICAL SUPPORT STAFF</b>	
Intern/Technician .....	\$65.00-\$95.00
Word Processing/Administration.....	\$80.00-\$100.00

The above Standard Schedule of Compensation is subject to periodic revision. The schedule includes salary costs, ordinary overhead and profit. Applicable expenses for travel and subsistence, incidental out-of-pocket costs, communications, reports preparation, printing, outside services, etc., are reimbursable at invoice cost plus 10 percent. Mileage is reimbursed at the IRS Standard Mileage Rates for business miles driven.

ELEVENTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Fire Pump VFD Installation)

---

This ELEVENTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Eleventh Addendum”) is entered into on the 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and RAMEY ENVIRONMENTAL COMPLIANCE, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated January 1, 2016, as amended by the *First Addendum to Independent Contractor Agreement*, dated December 6, 2016, the *Second Addendum to the Independent Contractor Agreement*, dated December 5, 2018, the *Third Addendum to the Independent Contractor Agreement*, dated November 6, 2018, the *Fourth Addendum to the Independent Contractor Agreement*, dated December 3, 2019, the *Fifth Addendum to the Independent Contractor Agreement*, dated May 5, 2020, the *Sixth Addendum to the Independent Contractor Agreement*, dated September 14, 2020, the *Seventh Addendum to the Independent Contractor Agreement*, dated December 1, 2020, the *Eighth Addendum to the Independent Contractor Agreement*, dated May 4, 2021, and the *Ninth Addendum to the Independent Contractor Agreement*, dated December 7, 2021, and the *Tenth Addendum to the Independent Contractor Agreement*, dated August 12, 2022 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES & COMPENSATION SCHEDULE.  
The Parties hereby amend and restate in its entirety the Scope of Services & Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. This Eleventh Addendum shall be effective on January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Eleventh Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Eleventh Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Eleventh Addendum.

*[Signature Page Follows.]*



IN WITNESS WHEREOF, the Parties have caused this Eleventh Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER  
AND SANITATION DISTRICT, a quasi-  
municipal corporation and political subdivision of  
the State of Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
RAMEY ENVIRONMENTAL  
COMPLIANCE, INC., a Colorado corporation

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES & COMPENSATION SCHEDULE**



## Exhibit A Fee Schedule 2023

**Ramey Environmental Compliance, Inc.**  
Management and Operation Solutions for  
Water and Wastewater Treatment  
303-833-5505

PO Box 99, Firestone, Colorado 80520  
email: [contact.us@RECinc.net](mailto:contact.us@RECinc.net)  
[www.RECinc.net](http://www.RECinc.net)

No.	Description	Units	Sub Total
1	Water system fee (including five site visits per week) to record and log flow readings, check SCADA system for errors or alarms and correct if needed, complete a walk around all facilities to observe and report any abnormalities, check and adjust chemical levels and advise senior operations staff to order more if necessary and complete all compliance sampling as specified in the State sampling schedule, check all generator fuel levels once per month and advise District manager when fuel needs to be ordered to maintain fuel tanks no less than ¾ full.	Monthly	\$8,790.00 + 6% Vehicle Charge
2	Non-Scheduled Additional Services during normal business hours.  <u>Consulting</u> <u>Management Services</u> <u>Lead Operator</u> <u>Plant Operator</u> <u>Administration</u>  <u>Locates – locates are to be marked on District mains and from District main to Curb Stop.</u>	Hourly	\$169.00 \$126.00 \$97.00 \$84.00 \$72.00
4	Overtime increase (After Hours)	Per Locate Depending on Tier Level	150%
5	<u>All major repairs will be invoiced out or quoted separately by Ramey's Equipment Services Division at the following rates, Or District may choose to hire it's own contractor coordinated through the District.</u>  <b>All fees are estimated prior to services being performed. Some rates may change contingent on quoted projects</b>	%  Regular Hourly Shop Rate Emergency	Hourly @ \$90/hour  \$120.00 106.00 \$184.00
6	Fire Hydrant Flushing program and Valve Exercising	%	150%
7	Meetings	Hourly	\$84.00
8	Shut off/Turn on per Event (if needed)	Hourly - Plus Mileage Below portal to portal	\$126.00
9	Mark-up on operator provided sub-contractor work, Lab testing costs, parts and equipment	Hourly	\$90.00
10	Mileage charge portal to portal for District meetings, additional visits etc.	%	20%
11		Per mile	Current IRS Prevailing Rate

**Exhibit A**  
**Additional Scheduled Items 2023**

<b>No.</b>	<b>Description</b>	<b>Units</b>	<b>Sub Total</b>
1	Meter repairs and change outs, or perform transmitter replacement if needed	70.00 each	
2	Respond to emergencies related to meters & water distribution <ul style="list-style-type: none"> <li>• Regular hours 8am-5pm</li> <li>• After hours before 8am after 5pm</li> </ul>	Hourly	\$84.00 \$184.00
3	Deliver and read hydrant meter utilized during construction of new homes	Per event	\$443.00
4	Curb Stop valve exercising services	Hourly	\$84.00
5	Meter Install & programing with transmitter programing (If pit & yoke are not ready a 2 <sup>nd</sup> trip is required, an additional \$30 trip charge will be added)  ** Meter & stock parts will need to be in place**	\$97.00 each	
6	Tank Inspections <ul style="list-style-type: none"> <li>• Boxelder 2- (Annually tank Inspections)</li> <li>• Rocking Horse 1- (Qtrly)</li> <li>• Great Rock North 1- (Qtrly)</li> </ul>	1 - Man 2 - Man	340.00 567.00
7	Request to check for leaks and provide information to billing <ul style="list-style-type: none"> <li>• Regular hours 8am-5pm</li> <li>• After hours before 8am after 5pm</li> </ul>	Hourly	\$84.00 \$184.00
8	Posting water shut-off notices	Hourly	\$33.00 per notice
10	Shut off/Turn on per Event (if needed)	Hourly	\$90.00
11	Back Flow Testing	\$84.00 per hour	
	Backflow Surveys	\$113.00 each	
	Backflow paperwork & reporting for surveys	\$97.00 per hour	
12	Mark-up on any items procured	%	20%
13	Mileage charge portal to portal	Per mile	Current IRS Prevailing Rate

\*\*\* Note all items must be prescheduled monthly or scheduled thru the office \*\*\*

SEVENTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Landscape Maintenance Services)

---

This SEVENTH ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “Seventh Addendum”) is entered into this 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and ELITE INDUSTRIES, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated January 1, 2014, as amended by the *First Addendum to Independent Contractor Agreement*, dated April 7, 2015, the *Second Addendum to Independent Contractor Agreement*, dated January 1, 2016, the *Third Addendum to Independent Contractor Agreement*, dated January 1, 2018, the *Fourth Addendum to Independent Contractor Agreement*, dated March 3, 2019, and the *Fifth Addendum to Independent Contractor Agreement*, dated December 1, 2020, and the *Sixth Addendum to Independent Contractor Agreement*, dated December 7, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the fee schedule therefore; and

WHEREAS, the Parties desire to amend the fee schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS:

1. AMENDMENT TO SCOPE OF SERVICES & FEE SCHEDULE. The Parties hereby amend and restate in its entirety the Scope of Services & Fee Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Fee Schedule set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. This Seventh Addendum shall be effective on January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Seventh Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Seventh Addendum may be

delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Seventh Addendum.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this Seventh Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
ELITE INDUSTRIES, INC., a Colorado corporation

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**  
**FEE SCHEDULE**





Phone: (303)722-0700  
 Fax: (970)224-3906  
[www.eliteindustriesinc.com](http://www.eliteindustriesinc.com)

## Landscape Maintenance Services Agreement

### Billing Information

Greatrock North Water and  
 Sanitation District  
 141 Union Blvd  
 Suite 150  
 Lakewood, CO 80228

### Property Information

Great Rock North  
 ,

Proposal Number: 1105

Contract Start Date: 1/1/2023

Proposal Date: 10/6/2022

Contract End Date: 12/31/2023

## Weekly Maintenance Services

### Monthly Maintenance Service

Visits per year: 8

## Plant Health Care Services

### Pre Emergent Weed Control Application

- Apply pre-emergent to landscape beds

Visits per year: 1

**Turf Weed Control**

- Apply broadleaf post-emergent weed control in all turf

Visits per year: 2

---

**Irrigation Services****Irrigation System Start Up**

- Turn on water supply to irrigation system
- Complete zone by zone inspection
- Program irrigation controller

Visits per year: 1

---

**Irrigation System Winterization**

- Turn off water supply to irrigation system
- Drain backflow preventer and all exposed components
- Remove water from irrigation lines with compressed air

Visits per year: 1

---

### Landscape Maintenance Services Agreement Summary

Description of Services	Visits per Year
Monthly Maintenance Service	8
Pre Emergent Weed Control Application	1
Turf Weed Control	2
Irrigation System Start Up	1
Irrigation System Winterization	1

### Payment Schedule

Payment Due	Payment Amount
January	\$1,075.00
February	\$1,075.00
March	\$1,075.00
April	\$1,075.00
May	\$1,075.00
June	\$1,075.00
July	\$1,075.00
August	\$1,075.00
September	\$1,075.00
October	\$1,075.00
November	\$1,075.00
December	\$1,075.00
<b>TOTAL</b>	<b>\$12,900.00</b>

## Terms & Conditions

1. **TERMS OF AGREEMENT:** This agreement is between Elite Industries Inc. and Client. The term of this agreement shall commence January 1, 2023 and shall continue until December 31, 2023 unless sooner terminated by either party with 30 days written notice.
2. **TERMINATION:** In the event either party defaults on any of its material obligations, representation or warranties under this Agreement, non-defaulting party shall notify the defaulting party in writing, specifying in sufficient detail the nature and extent of such default, Client understands the cost to produce service is not equivalent each month. If contract is terminated Elite Industries will bill for actual value of work performed with supporting documentation, and unless within (30) days after such written notice, the defaulting party remedies the default, the non-defaulting party may terminate this Agreement.
3. **TERMS OF PAYMENT:** The parties hereby agree to the total annual cost for maintenance services. For the convenience of the Client the total annual cost of the routine maintenance services accepted will be billed in accordance to the attached payment schedule. Optional services are invoiced separately in the month the service is rendered and due upon completion. Elite Industries Inc's fee is due and payable thirty (30) days from the invoice date. All invoices thirty (30) days past due will be subject to a service charge of one and a half percent (1 ½%) per month of the amount due.
4. **ATTORNEY FEES:** Client agrees to pay Elite Industries Inc all collection cost, including reasonable attorney fees and expenses incurred by Elite Industries for collection overdue balances.
5. **ASSIGNABILITY:** This Agreement shall not be assigned by either party without prior written consent of the party.
6. **LIMITATION OF LIABILITY:** The parties to this Agreement hereby agree and understand Elite Industries Inc.'s liability shall be limited to actual costs incurred to correct or replace any defective or non-conforming service. Furthermore, Elite Industries Inc will not be liable for loss or damage of plant material caused by persons not employed by Elite Industries Inc, or extreme acts of nature.
7. **INDEMNIFICATION BY THE PARTIES:** Each party shall defend, indemnify, and save the other Party, its respective successors, partners, subsidiaries, and affiliates and their officers, directors, agents, employees, heirs, personal representatives, or assigns, harmless from and against any actions, claims, losses, damages, demands liabilities or expenses arising from or related to the work described herein, including but not limited to those claims directly or indirectly caused or contributed to in part by any act or omission of Elite Industries, it's agents, employees, subcontractors, material men, or anyone acting under direction or control or on its behalf in connection with or incidental to the performance of the work described herein.

8. APPLICABLE LAW: This Agreement will be governed by and constructed in accordance with the laws of the state of Colorado.

9. ENTIRE AGREEMENT: This Agreement, including any addendums, supersedes any and all agreements, both oral and written between the properties with respect to the rendering of services by Elite Industries for client and contains all covenants and agreements between parties with respect to the rendering of these services in any manner whatsoever. Each party acknowledges that no representations, inducements, promises, agreements, or undertakings, written or oral have been made by either party nor relied on by either party, or by anyone acting on behalf of either party that are not embodied in this agreement. Will be effective only if it is in writing signed by the party to be charged.

10. ARBITRATION: If a dispute arises that cannot be resolved, both parties agree to use arbitration to resolve said dispute using the guidelines set forth by the American Arbitration in Colorado.

11. CDA LICENSE: Commercial applicators are licensed by the Colorado Department of Agriculture.

By \_\_\_\_\_

**Mario Mendez**

Date 10/6/2022

**Elite Industries Inc**

By \_\_\_\_\_

Date \_\_\_\_\_

**Greatrock North Water and Sanitation District**

FOURTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Generator Maintenance Services)

---

This FOURTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Fourth Addendum”) is entered into this 6<sup>th</sup> day of December 2022, effective as of September 1, 2022, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and GENERATOR SOURCE, LLLP d/b/a DIESEL SERVICE & SUPPLY, a Colorado limited liability limited partnership (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, on March 5, 2019, as amended by the *First Addendum to Independent Contractor Agreement*, dated December 3, 2020, the *Second Addendum to Independent Contractor Agreement*, dated December 1, 2020, and the *Second Addendum to Independent Contractor Agreement*, dated December 7, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES/COMPENSATION SCHEDULE. The Parties hereby amend and restate the Scope of Services/Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services/Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Fourth Addendum is effective as of September 1, 2022.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Fourth Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Fourth Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Fourth Addendum.

IN WITNESS WHEREOF, the Parties have caused this Fourth Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
GENERATOR SOURCE, LLLP d/b/a DIESEL  
SERVICE & SUPPLY, a Colorado limited liability  
partnership

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES/COMPENSATION SCHEDULE**




 625 Baseline Road · Brighton, Colorado 80603  
 303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001856

Open Date 8/25/2022

Terms - Net30

**PM Sales Order**

Salesman: Sarah Caporicci Writer:

**BILL**
**TO:** GREA01  
 Great Rock North  
 Ramey Enviromental  
 141 Union Blvd, Suite 150  
 Denver, CO 80228

303-987-0835

**SHIP**
**TO:** GREA03  
 Great Rock North  
 Great Rock North Unit  
 29150 East 160th Court  
 Brighton, CO 80603

Bryan Dalrymple 303-710-2674

PO #	Ship Via	FOB	PM Due Date	Make	Model	Serial #	Unit #	Meter
			4/12/2022	Cummins	275kW	<b>BO90233067</b>	<b>UNIT-60084</b>	397

PM Agreement For (12) Month Period Starting September 2022 – October 2023

**\*Annual Inspection PM/Service:**

- Perform Visual Inspection of Unit – Stationary/Running Conditions
- Perform 30 Point Inspection

**Replace:**

- Oil
- Oil Filters
- Fuel Filters
- Coolant Filter (if/as Equipment Needed)

Collect: Coolant &amp; Oil Samples

**Perform Breaker Integrity Test**

\*\*Air Filters Will Be Inspected &amp; Replaced at Additional Cost (if/as Needed) Qty: 1 @ \$80.00/EA

**\*Semi-Annual Inspection PM/Service:**

- Perform 30 Point Inspection
- Perform Functionality Test
- Collect: Coolant and Oil Samples

**\*\*GENERATOR SOURCE IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE WHILE RUNNING THE GENERATOR\*\*****\*All Services to Be Performed Monday – Friday 8:00AM – 4:00PM\***



**GENERATOR  
SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001856

Open Date 8/25/2022

Terms - Net30

## PM Sales Order

Salesman: Sarah Caporicci Writer:

### BILL

TO: GREAO1  
Great Rock North

### SHIP

TO: GREAO3  
Great Rock North

**Description** **Extended**

### Mileage

**Description** **Extended**

Mileage To/From Location (RT x 2) **130.00**

**Mileage Sub Total** **130.00**

### Parts

**Description** **Qty** **BO** **Shipped** **List** **Each** **Extended**

0D8011 Front Service Shop Oil Sample Analysis ... 203 1 0 1 0.00 **0.00**

0D6666 Front Service Shop Coolant Sample Anal...203 1 0 1 0.00 **0.00**

AF25708M Front Service Shop Air Filter 312 1 0 1 80.00 **80.00**

LF14000NN Front Service Shop Oil Filter 207 1 0 1 0.00 **0.00**

FS1003 Front Service Shop Fuel Filter 103 1 0 1 0.00 **0.00**

WF2075 Front Service Shop Coolant Filter 114 1 0 1 0.00 **0.00**

15W40 Front Service Shop Shell Rimula 15W40 ... TO... 40 40 0 0.00 **0.00**

Colorado Retail Delivery Fee 1 0 1 **0.27**

**Parts Sub Total** **80.27**

### PM Labor

**Description** **Extended**

Perform Semi-Annual PM1 Service **577.50**

Perform Annual PM2 Service **1,155.00**

**PM Labor Sub Total** **1,732.50**

### To Be Determined

**Description** **Extended**

Applicable Taxes & SSDF 1 0 1 **0.00**

### Travel Time



**GENERATOR  
SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001856

Open Date 8/25/2022

Terms - Net30

## PM Sales Order

Salesman: Sarah Caporicci Writer:

**BILL**

TO: GREA01  
Great Rock North

**SHIP**

TO: GREA03  
Great Rock North

<i>Description</i>	<i>Extended</i>
<i>Description</i>	<i>Extended</i>
Travel Time To/From Location (RT x 2)	220.00
<b>Travel Time Sub Total</b>	<b>220.00</b>

Disclaimer: By acceptance of the equipment listed in this sales invoice (the "Equipment"), and by payment of the amounts required under this sales invoice, the above named buyer acknowledges and agrees that (a) Generator Source ("Seller") has not made, and specifically negates and disclaims, any representations, warranties, covenants or any implied warranty of merchantability or fitness for a particular purpose; (b) the equipment is being acquired by buyer on an "as-is" "where-is" basis with all faults; and any damages for injury to person or property (including without limitation actual, consequential, exemplary or punitive damages), which arise out of, or relate to: (i) any damage which may be caused to the equipment during the manufacturing, repair, reconditioning, or shipping of the same; or (ii) the use, installation, operation, maintenance or removal of the equipment by buyer, its agents, employees or contractors. I understand that all deposits are non-refundable. I have read and understand the above disclaimer.

Sub Total **\$2,162.77**

Total **\$2,162.77**

All sales final. Thanks for your business!

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Page # 3 of 3 Signature \_\_\_\_\_  
Sales Tax:


 625 Baseline Road · Brighton, Colorado 80603  
 303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001857

Open Date 8/25/2022

Terms - Net30

**PM Sales Order**

Salesman: Sarah Caporicci Writer:

**BILL**
**TO:** GREA01  
 Great Rock North  
 Ramey Enviromental  
 141 Union Blvd, Suite 150  
 Denver, CO 80228

303-987-0835

**SHIP**
**TO:** GREA04  
 Great Rock North  
 Box Elder Unit  
 16373 Rayburn Street  
 Hudson, CO 80642

Bryan Dalrymple 303-710-2674

PO #	Ship Via	FOB	PM Due Date	Make	Model	Serial #	Unit #	Meter
			4/11/2022	Cummins	350 kW	<b>BO90233065</b>	<b>UNIT-60085</b>	468

PM Agreement For (12) Month Period Starting September 2022 – October 2023

**\*Annual Inspection PM/Service:**

- Perform Visual Inspection of Unit – Stationary/Running Conditions
- Perform 30 Point Inspection

**Replace:**

- Oil
- Oil Filters
- Fuel Filters
- Coolant Filter (if/as Equipment Needed)

Collect: Coolant &amp; Oil Samples

**Perform Breaker Integrity Test**

\*\*Air Filters Will Be Inspected &amp; Replaced at Additional Cost (if/as Needed) Qty: 1 @ \$80.00/EA

**\*Semi-Annual Inspection PM/Service:**

- Perform 30 Point Inspection
- Perform Functionality Test
- Collect: Coolant and Oil Samples

**\*\*GENERATOR SOURCE IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE WHILE RUNNING THE GENERATOR\*\*****\*All Services to Be Performed Monday – Friday 8:00AM – 4:00PM\***



**GENERATOR  
SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001857

Open Date 8/25/2022

Terms - Net30

## PM Sales Order

Salesman: Sarah Caporicci Writer:

### BILL

TO: GREA01  
Great Rock North

### SHIP

TO: GREA04  
Great Rock North

**Description** **Extended**

### Mileage

**Description** **Extended**

Mileage To/From Location (RT x 2) **130.00**

**Mileage Sub Total** **130.00**

### Parts

**Description** **Qty** **BO** **Shipped** **List** **Each** **Extended**

0D6666 Front Service Shop Coolant Sample Anal...203 1 0 1 0.00 **0.00**

0D8011 Front Service Shop Oil Sample Analysis ... 203 1 0 1 0.00 **0.00**

LF14000NN Front Service Shop Oil Filter 207 1 0 1 0.00 **0.00**

FS1003 Front Service Shop Fuel Filter 103 1 0 1 0.00 **0.00**

WF2075 Front Service Shop Coolant Filter 114 1 0 1 0.00 **0.00**

15W40 Front Service Shop Shell Rimula 15W40 ... TO... 40 40 0 0.00 **0.00**

AF25708M Front Service Shop Air Filter 312 1 1 0 80.00 **0.00**

Colorado Retail Delivery Fee 1 0 1 **0.27**

Air Filter (AF25708M) 1 0 1 **80.00**

**Parts Sub Total** **80.27**

### PM Labor

**Description** **Extended**

Perform Semi-Annual PM1 Service **577.50**

Perform Annual PM2 Service **1,155.00**

**PM Labor Sub Total** **1,732.50**

### To Be Determined

**Description** **Extended**

Applicable Taxes & SSDF Fee 1 0 1 **0.00**

### Travel Time



**GENERATOR SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001857

Open Date 8/25/2022  
Terms - Net30

**PM Sales Order**

Salesman: Sarah Caporicci Writer:

**BILL**  
TO: GREAO1  
Great Rock North

**SHIP**  
TO: GREAO4  
Great Rock North

Description	Extended
Travel Time To/From Location (RT x 2)	220.00
<b>Travel Time Sub Total</b>	<b>220.00</b>

Disclaimer: By acceptance of the equipment listed in this sales invoice (the "Equipment"), and by payment of the amounts required under this sales invoice, the above named buyer acknowledges and agrees that (a) Generator Source ("Seller") has not made, and specifically negates and disclaims, any representations, warranties, covenants or any implied warranty of merchantability or fitness for a particular purpose; (b) the equipment is being acquired by buyer on an "as-is" "where-is" basis with all faults; and any damages for injury to person or property (including without limitation actual, consequential, exemplary or punitive damages), which arise out of, or relate to: (i) any damage which may be caused to the equipment during the manufacturing, repair, reconditioning, or shipping of the same; or (ii) the use, installation, operation, maintenance or removal of the equipment by buyer, its agents, employees or contractors. I understand that all deposits are non-refundable. I have read and understand the above disclaimer.

Sub Total	<b>\$2,162.77</b>
Total	<b>\$2,162.77</b>

All sales final. Thanks for your business!

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Page # 3 of 3 Signature \_\_\_\_\_  
Sales Tax:



**GENERATOR  
SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001858

Open Date 8/25/2022

Terms - Net30

## PM Sales Order

Salesman: Sarah Caporicci Writer:

### BILL

TO: GREA01  
Great Rock North  
Ramey Enviromental  
141 Union Blvd, Suite 150  
Denver, CO 80228

303-987-0835

### SHIP

TO: GREA05  
Great Rock North  
Rocking Horse Unit  
16307 Indian Hill St  
Brighton, CO 80603

Bryan Dalrymple 303-710-2674

PO #	Ship Via	FOB	PM Due Date	Make	Model	Serial #	Unit #	Meter
			4/13/2022	Olympian	200 kW	OLY00000HNN500221	UNIT-60086	618

PM Agreement For (12) Month Period Starting September 2022 – October 2023

**\*Annual Inspection PM/Service:**

- Perform Visual Inspection of Unit – Stationary/Running Conditions
- Perform 30 Point Inspection

**Replace:**

- Oil
- Oil Filters
- Fuel Filters
- Coolant Filter (if/as Equipment Needed)

Collect: Coolant & Oil Samples

**Perform Breaker Integrity Test**

\*\*Air Filters Will Be Inspected & Replaced at Additional Cost (if/as Needed) Qty: 1 @ \$80.00/EA

**\*(4) Hour Load Bank Test:**

-Start & Run Unit Up to Operating Temperature. Perform Visual Inspection. Apply Various Loads Starting at 25% up to 50% to 75% up to 80% Rated kW. Verify the Stability of Voltage/Hz in Which the Unit Responds to Various Loads Being Applied/Removed. Report any/all Areas of Concern in Need of Adjustment/Repair if/as Needed

**\*Semi-Annual Inspection PM/Service:**

- Perform 30 Point Inspection
- Perform Functionality Tes



625 Baseline Road · Brighton, Colorado 80603  
 303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001858

Open Date 8/25/2022  
 Terms - Net30

### PM Sales Order

Salesman: Sarah Caporicci Writer:

**BILL**  
 TO: GREAO1  
 Great Rock North

**SHIP**  
 TO: GREAO5  
 Great Rock North

est  
 -Collect: Coolant and Oil Samples

**\*\*GENERATOR SOURCE IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE WHILE RUNNING THE GENERATOR\*\***

\*All Services to Be Performed Monday – Friday 8:00AM – 4:00PM\*

<b>Loadbank</b>		
Description		<i>Extended</i>
Perform (4) Hour Loadbank Test		<b>1,250.00</b>
<b>Loadbank Sub Total</b>		<b>1,250.00</b>

<b>Mileage</b>		
Description		<i>Extended</i>
Mileage To/From Location (RT x 2)		<b>130.00</b>
<b>Mileage Sub Total</b>		<b>130.00</b>

<b>Parts</b>								
Description		<i>Qty</i>	<i>BO</i>	<i>Shipped</i>	<i>List</i>	<i>Each</i>	<i>Extended</i>	
0D6666	Front Service Shop	Coolant Sample Anal...	203	1	0	1	0.00	<b>0.00</b>
0D8011	Front Service Shop	Oil Sample Analysis ...	203	1	0	1	0.00	<b>0.00</b>
AF27840	Front Service Shop	Air Filter	304	1	0	1	80.00	<b>80.00</b>
FF5019	Front Service Shop	Fuel Filter	New	1	1	0	0.00	<b>0.00</b>
LF3883	Front Service Shop	Oil Filter	New	1	1	0	0.00	<b>0.00</b>
WF2077	Front Service Shop	Coolant Filter	111	0	0	0	0.00	<b>0.00</b>
15W40	Front Service Shop	Shell Rimula 15W40 ...	TO...	32	32	0	0.00	<b>0.00</b>
Colorado Retail Delivery Fee				1	0	1		<b>0.27</b>
<b>Parts Sub Total</b>							<b>80.27</b>	

**PM Labor**





**GENERATOR SOURCE**

FORMERLY DIESEL SERVICE & SUPPLY

625 Baseline Road · Brighton, Colorado 80603  
303-659-2073 · 800-853-2073 · sales@generatorsource.com

Order # 148001858

Open Date 8/25/2022

Terms - Net30

**PM Sales Order**

Salesman: Sarah Caporicci Writer:

**BILL**  
TO: GREA01  
Great Rock North

**SHIP**  
TO: GREA05  
Great Rock North

Description	Extended
Perform Semi-Annual PM1 Service	522.50
Perform Annual PM2 Service	984.50
<b>PM Labor Sub Total</b>	
	<b>1,507.00</b>

**To Be Determined**

Description	Extended
Applicable Taxes & SSDF	0.00
	1 0 1

**Travel Time**

Description	Extended
Travel Time To/From Location (RT x 2)	220.00
<b>Travel Time Sub Total</b>	
	<b>220.00</b>

Sub Total	<b>\$3,187.27</b>
Total	<b>\$3,187.27</b>

Disclaimer: By acceptance of the equipment listed in this sales invoice (the "Equipment"), and by payment of the amounts required under this sales invoice, the above named buyer acknowledges and agrees that (a) Generator Source ("Seller") has not made, and specifically negates and disclaims, any representations, warranties, covenants or any implied warranty of merchantability or fitness for a particular purpose; (b) the equipment is being acquired by buyer on an "as-is" "where-is" basis with all faults; and any damages for injury to person or property (including without limitation actual, consequential, exemplary or punitive damages), which arise out of, or relate to: (i) any damage which may be caused to the equipment during the manufacturing, repair, reconditioning, or shipping of the same; or (ii) the use, installation, operation, maintenance or removal of the equipment by buyer, its agents, employees or contractors. I understand that all deposits are non-refundable. I have read and understand the above disclaimer.

All sales final. Thanks for your business!

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Page # 3 of 3 Signature \_\_\_\_\_  
Sales Tax:

THIRD ADDENDUM TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Fire Hydrant Maintenance Services)

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This THIRD ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (“Third Addendum”) is made and entered into as of the 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER & SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and ACTION FIRE HYDRANT SERVICE, LLC, a Colorado limited liability company (the “Contractor”), collectively, collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into that certain *Independent Contractor Agreement* dated May 7, 2019, as amended by the *First Addendum to Independent Contractor Agreement* dated August 17, 2020, and the *Second Addendum to Independent Contractor Agreement* dated December 7, 2021 (collectively, the “Agreement”).

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES & COMPENSATION SCHEDULE. The Parties hereby amend and replace in its entirety the Scope of Services & Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Third Addendum is effective as of January 1, 2023.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Third Addendum may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies of this Third Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Third Addendum.

IN WITNESS WHEREOF, the Parties have caused this Third Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER & SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

\_\_\_\_\_  
Officer of the District

ATTEST:

\_\_\_\_\_

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
ACTION FIRE HYDRANT SERVICE, LLC, a Colorado limited liability company

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES & COMPENSATION SCHEDULE**



**CliftonLarsonAllen LLP**  
 8390 East Crescent Pkwy., Suite 300  
 Greenwood Village, CO 80111  
 phone 303-779-5710 fax 303-779-0348  
**CLAconnect.com**

### **Special Districts Preparation SOW**

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and GREATROCK NORTH WATER AND SANITATION DISTRICT (“you” and “your”). The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

#### **Scope of professional services**

**Jason Carroll, CPA** is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

#### ***Ongoing normal accounting services:***

- Outsourced accounting activities
  - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
    - Cash receipts journal
    - Cash disbursements journal
    - General ledger
    - Accounts receivable journals and ledgers
    - Deposits with banks and financial institutions
    - Schedule of disbursements
    - Bank account reconciliations
    - Investment records
    - Detailed development fee records
  - Process accounts payable including the preparation and issuance of checks for approval by the Board of Directors.
  - Prepare billings, record billings, enter cash receipts, and track revenues
  - Reconcile certain accounts regularly and prepare journal entries
  - Prepare depreciation schedules

- Prepare monthly/quarterly/as requested financial statements and supplementary information, but not perform a compilation with respect to those financial statements. Additional information is provided below.
- Prepare a schedule of cash position to manage the district’s cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district’s board of directors.
- Prepare the annual budget and assist with the filing of the annual budget
- Assist the district’s board of directors in monitoring actual expenditures against appropriation/budget.
- Oversee investment of district funds based on investment policies established by the board of directors, but in any case, in accordance with State law.
- Research and make recommendations to the board of directors on financial investments and cash management matters, as requested.
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district’s auditors.
- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below.
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required.
- Review claims for reimbursement from related parties prior to the board of directors’ review and approval.
- Read supporting documentation related to the district’s acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness. Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW. These procedures may not satisfy district policies, procedures, and agreements’ requirements. Note: our procedures should not be relied upon as the final authorization for this transaction.
- Attend board meetings as requested.
- Be available during the year to consult with you on any accounting matters related to the district.
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors.
- Develop and track key business metrics as requested and review periodically with the board of directors.

- Document accounting processes and procedures
- Continue process and procedure improvement implementation
- Report and manage cash flows
- Assist with bank communications.
- Perform other non-attest services.

### **Compilation services**

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

### **Preparation services – financial statements**

We will prepare the monthly/quarterly/as requested financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

### **Preparation services – annual**

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district’s auditors.

### ***Preparation services – prospective financial information (i.e., unexpired budget information)***

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management’s knowledge and belief, the entity’s expected financial position, results of operations, and cash flows for the forecast period. It is based on management’s assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for purposes of additional analysis and is not a required part of the basic financial forecast.

References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

### **Engagement objectives and our responsibilities**

The objectives of our engagement are to:

- a. Prepare monthly/quarterly/as requested financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services.
- b. As requested, apply accounting and financial reporting expertise to assist you in the presentation of your monthly/quarterly/as requested financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c. Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d. Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e. If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f. If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARs) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

### **Engagement procedures and limitations**

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements in the monthly/quarterly/as requested financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements, including misstatements caused by fraud or error, or to identify or disclose any



wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

### **Our report**

The compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement.

### **No assurance statements**

The monthly/quarterly/as requested financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial statements will include a statement clearly indicating that no assurance is provided on them.

### **Management responsibilities**

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed

by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a. The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b. The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c. The presentation of the supplementary information.
- d. The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e. The prevention and detection of fraud.
- f. To ensure that the entity complies with the laws and regulations applicable to its activities.
- g. The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h. To provide us with the following:
  - i. Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
  - ii. Additional information that may be requested for the purpose of the engagement.
  - iii. Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the Board Treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

### **Fees, time estimates, and terms**

Our professional fees will be billed based on the time involved and the degree of responsibility and skills required. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

The hour rates currently in effect for our services are as follows:

Principal	\$300 - \$500
Chief Financial Officer	\$280 - \$385
Controller	\$220 - \$330
Assistant Controller	\$190 - \$250
Senior	\$140 - \$190
Staff	\$120 - \$165
Administrative support	\$110 - \$150

Out-of-pocket expenses such as out-of-town travel, meals, and lodging will be billed at cost and are not included in the fees quoted above. We will also add a technology and client support fee of five percent (5%) of all professional fees billed. The fee estimates are based on anticipated cooperation from your personnel and their assistance with preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the estimated fees will likely be higher. If unexpected circumstances require significant additional time, we will advise you before undertaking work that would require a substantial increase in the fee estimates.

### **Use of financial statements, the annual budget, the Application for Exemption from Audit**

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management's use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

**Municipal advisors**

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

**Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us by email or U.S. mail to indicate your acknowledgment and understanding of, and agreement with, this SOW.

Sincerely,

**CliftonLarsonAllen LLP**

A handwritten signature in cursive script that reads "Jason Carroll".

Jason Carroll, CPA  
Principal  
Jason.Carroll@CLAconnect.com

APPROVED:

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Signature

---

Title

---

Date



**CliftonLarsonAllen LLP**  
 8390 East Crescent Pkwy., Suite 300  
 Greenwood Village, CO 80111  
 phone 303-779-5710 fax 303-779-0348  
**CLAconnect.com**

### **Special Districts Payroll Services SOW**

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and GREATROCK NORTH WATER AND SANITATION DISTRICT (“you” and “your”). The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

#### **Scope of payroll preparation services**

We will provide the following payroll preparation services from information you provide:

- For each pay period:
  - Perform payroll calculations
  - Prepare payroll checks or pay-stubs in the case of direct deposit of employee net pay
  - Initiate electronic transfer of funds for employee net pay and payroll tax deposit liabilities
  - Processing retirement plan contribution payments
  - Preparation of information needed for the retirement plan and other census information
- Prepare the following government forms annually for each calendar year-end (may be filed electronically):
  - All copies of required forms W-2 and W-3
  - Form 940 – Employers Annual Federal Unemployment Tax Return, if applicable
  - Form 943 – Employers Annual Tax Return for Agricultural Employees
  - All necessary state forms, if applicable
- If applicable, prepare the following government reporting forms for each calendar quarter-end (may be filed electronically):
  - Form 941 – Employers Quarterly Tax Return
  - State Employers Quarterly Withholding Return
  - State Employers Quarterly Unemployment Tax Return (SUTA)
  - Initiate electronic funds transfer for quarterly Federal Unemployment Tax (FUTA) liability
- Cash access services related to payroll services
  - Obtain one or more signature stamps bearing the name(s) and facsimile signature(s) of any of your officer(s) who are responsible for signing checks and bank drafts on your behalf.

- Obtain access to electronic signatures or signatures embedded into cloud-based software for the purpose of drafting payments on your behalf.
- Prepare checks to be drawn upon your bank account(s) and to use the above noted methods to thereby finally approve such checks for payment by the corresponding bank(s).
- Initiate the direct deposit of employee net pay from funds drawn upon your bank account(s).
- The following services would impair independence
  - Accept responsibility to authorize payment of client funds, electronically or otherwise, except as specifically provided for with respect to electronic payroll tax payments.
  - Accept responsibility to sign or cosign client checks, even if only in emergency situations.
  - Maintain a client's bank account or otherwise have custody of a client's funds or make credit for banking decisions for the client.

### **Our responsibility to you and limitations of the payroll services**

We will prepare your federal and state (if applicable) payroll forms and tax returns in accordance with the applicable payroll tax laws.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the board of directors of the district of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify deficiencies in your internal control as part of this engagement but will promptly report them to the board of directors of the district if identified. You agree that we shall not be responsible for any misstatements in your payroll that we may not identify as a result of misrepresentations made to us by you.

Our payroll preparation services will include electronically transmitting information to taxing authorities and your financial institution to facilitate the electronic transfer of funds. Authorizations for us to provide these services will be made in separate communications.

Our payroll preparation services will include transmitting federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf. Authorizations for us to provide these services will be made in separate communications.

### **Your responsibilities**

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and returns. We will have no obligations with regard to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us. All necessary information should be provided to us within two days of the close of each payroll period or no later than two days prior to your payroll check date. A list of information we will require and the dates required will be provided in a separate communication.

For all nonattest services we may provide to you, including these payroll services, management agrees to assume all management responsibilities; oversee the services; by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls.
- Careful review of paychecks or pay-stubs, and payroll journals for each periodic payroll.
- Accuracy of information used in the preparation and filing of all government forms.
- Review and pre-approval of each electronic funds transfer initiated on your behalf for employee net pay amounts, payroll tax and withholding liabilities, and related benefit amounts.

You are responsible to carefully review the paper returns that we prepare on your behalf before signing and submitting them to tax authorities. You are responsible to review the paper copies of payroll forms and tax returns that were filed electronically on your behalf. We will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

You are also responsible for the payment of payroll tax and withholding liabilities. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at [www.eftps.gov](http://www.eftps.gov), or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

### **Your responsibilities relevant to CLA's access to your cash**

Someone with management authority is responsible for the processes below. All approvals listed must be documented in writing, either electronically or manually:

- Approve all new employees and all employee status changes prior to those employees or changes being added to the payroll system.
- Approve all payroll runs prior to cash being committed.

### **Fees**

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed. Other than annual adjustments reflecting inflation, our professional fees will not fluctuate unless there is a significant change in the number of employees, taxing jurisdictions, or in the services you wish for us to provide. If such changes should occur, we will discuss any fee adjustments with you prior to making any changes to your billing. Lastly, any additional forms that you would like us to complete will be charged at an hourly fee.



The hour rates currently in effect for our services are as follows:

Principal	\$300 - \$500
Chief Financial Officer	\$280 - \$385
Controller	\$220 - \$330
Assistant Controller	\$190 - \$250
Senior	\$140 - \$190
Staff	\$120 - \$165
Administrative support	\$110 - \$150

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

#### **Tax examinations**

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs.

#### **Record retention**

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

### **Tax consulting services**

This SOW also covers tax consulting services that may arise for which you seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax law, tax regulations, and other tax authorities, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for your information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax law and regulations, or to the related judicial and administrative interpretations.

### **Communications and confidentiality**

CLA will hold the information supplied by you to us in confidence and CLA will not disclose it to any other person or party, unless you authorizes us to do so, it is published or released by you, or it becomes publicly known or available other than through disclosure by us, or disclosure is required by law. This confidentiality provision does not prohibit us from disclosing your information to one or more of our affiliated companies in order to provide services that you have requested from us or from any such affiliated company. Any such affiliated company shall be subject to the same restrictions on the use and disclosure of your information as apply to us.

The Internal Revenue Code contains a limited privilege for confidentiality of tax advice between you and our firm. In addition, the laws of some states likewise recognize a confidentiality privilege for some accountant-client communications. You understand that CLA makes no representation, warranty or promise, and offers no opinion with respect to the applicability of any confidentiality privilege to any information supplied or communications you have with us, and, to the extent that we follow instructions from you to withhold such information or communications in the face of a request from a third party (including a subpoena, summons or discovery demand in litigation), you agree to hold CLA harmless should the privilege be determined not to apply to particular information or communications.

**Consent to send you publications and other materials**

For your convenience, CLA produces a variety of publications, hard copy and electronic, to keep you informed about pertinent business and personal financial issues. This includes published articles, invitations to upcoming seminars, webinars and webcasts, newsletters, surveys, and press releases. To determine whether these materials may be of interest to you, CLA will need to use your tax return information. Such tax information includes your name and address as well as the business and financial information you provided to us.

By signing and dating this SOW, you authorize CLA to use the information that you provide to CLA during the preparation of your tax returns to determine whether to offer you relevant materials. Your consent is valid until further notice. If you do not wish to authorize such use, please strike out this paragraph prior to signing the SOW.

**Legal compliance**

You agree to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to you or your business, including the accuracy and lawfulness of any reports you submit to any government regulator, authority, or agency. You also agree to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by you to any governmental or regulatory body, or for any insurance reimbursement in the event that you is requested to do so by any lawful authority. Except as outlined in this SOW, CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

**Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us by email or U.S. mail to indicate your acknowledgment and understanding of, and agreement with, this SOW.

Sincerely,

**CliftonLarsonAllen LLP**



Jason Carroll, CPA  
Principal  
Jason.Carroll@CLAconnect.com

APPROVED:

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Signature

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Title

---

Date



**CliftonLarsonAllen LLP**  
 8390 East Crescent Pkwy., Suite 300  
 Greenwood Village, CO 80111  
 phone 303-779-5710 fax 303-779-0348  
**CLAconnect.com**

## **Special Districts Public Administration Services SOW**

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and GREATROCK NORTH WATER AND SANITATION DISTRICT (“you” and “your”). The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

### **Scope of professional services**

**Matt Urkoski** is responsible for the performance of the engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the engagement.

### **Scope of Public Management Services**

CLA will perform the following services for the District:

#### **District Board of Directors (“Board”) Meetings**

- Coordination of Board meetings
- Meeting Attendance: District Manager and/or designee will attend Board meetings
- Preparation and distribution of agenda and informational materials as requested by the District
- Drafting of meeting minutes as assigned for approval by the Board of Directors.
- Preparation and posting of notices required in conjunction with the meetings

#### **Recordkeeping**

- Maintain directory-of persons and organizations for correspondence
- Repository of District records and act as Custodian of records for purposes of CORA (as that term is defined in the District’s Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-201 *et seq.*, C.R.S.).

#### **Communications**

- 24/7 answering services
- Website administration. CLA will oversee maintenance of the District’s website as needed or requested by the District
- Assist with or lead the coordination of communication with municipal, county, or state governmental agencies as requested by the District.

### **General Administration**

- Coordination with district's insurance provider including insurance administration, comparison of coverage, processing claims, and completion of applications..
- Coordination of insurance policy renewals and updates for approval by the district's board of directors.
- In collaboration with District counsel, ensure contractors and sub-contractors maintain the required insurance coverage as required by the district.
- At the direction of the Board of directors, supervise project processes and vendors as assigned by the Board
- Coordinate with legal, accounting, engineering, auditing and other consultants retained by the District as directed by the Board (CLA itself will not and cannot provide legal services);
- Assist with or lead the coordination efforts with municipal, county, or state governmental agencies as requested by the District.
- Coordinate the administration of the District's Rules and Regulations as requested by the Board.
- At the direction of District legal counsel, coordinate election processes for the District. CLA will not serve as the Designated Election Official ("DEO");

### **Accounts Payable Services to be Provided:**

- Coordinate review and approval of invoices with District Accountant and Board to ensure timely payment to vendors.

In addition to these services, when, in the professional opinion of the District Manager, other services are necessary, the District Manager shall recommend the same to the Board or perform such services and report to the Board the nature of such services, the reason they were required, and the result achieved; provided however, with the exception of emergencies, that if such additional services are expected to cost more than \$2,000.00, the District Manager shall discuss such costs with the Board and receive prior authorization to perform such services.

### **Fees, time estimates, and terms**

Our professional fees will be billed based on the time involved and the degree of responsibility and skills required. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

CLA'S 2022-2023 STANDARD HOURLY RATES FOR PUBLIC MANAGEMENT SERVICES:

Principals	\$300 – \$425
Public managers	\$190 - \$265
Assistant public managers	\$145 - \$175
Public management analysts	\$135 - \$155
District administrators	\$135 - \$165
Records retention professionals	\$110 - \$140

Out-of-pocket expenses such as out-of-town travel, meals, and lodging will be billed at cost and are not included in the fees quoted above. The fee estimates are based on anticipated cooperation from your personnel and their assistance with preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the estimated fees will likely be higher. If unexpected circumstances require significant additional time, we will advise you before undertaking work that would require a substantial increase in the fee estimates.

**Municipal advisors**

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

**Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us by email or U.S. mail to indicate your acknowledgment and understanding of, and agreement with, this SOW.

Sincerely,

**CliftonLarsonAllen LLP**



Matt Urkoski  
Principal  
Matt.Urkoski@CLAconnect.com

APPROVED:

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Signature

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Title

---

Date





**CliftonLarsonAllen LLP**  
 8390 East Crescent Pkwy., Suite 300  
 Greenwood Village, CO 80111  
 phone 303-779-5710 fax 303-779-0348  
**CLAconnect.com**

## **Special Districts Billing Services SOW**

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and GREATROCK NORTH W&S DISTRICT (“you” and “your”). The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

### **Scope of professional services**

**Jason Carroll, CPA** is responsible for the performance of the engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the engagement.

### ***Billing services:***

- Customer calls or emails;
- Develop payment arrangements for past due customers;
- Late notice inquiries;
- Owner/renter changes;
- Title company inquiries;
- HOA specific inquiries.
- Lockbox processing;
- Manual payments;
- Inventory analyses/processing;
- Late notice processing;
- Account adjustments;
- Customer set-ups;
- Payment processing and online payment processing;
- Monthly accounting/Financial Management interface;
- Prepare accounts receivable report as requested by the Board.

### **Engagement objectives and our responsibilities**

Provide periodic billing and collection services to customers as requested and/or in accordance with the organization’s policies.

### **Fees, time estimates, and terms**

Our professional fees will be billed based on the time involved and the degree of responsibility and skills required. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

2022-2023 hourly rates currently in effect for our services are as follows:

Additional Accounting Support	\$90-\$400
Supervisors/Directors	\$200-\$220
Senior Technicians	\$145-\$160
Technicians	\$95 - \$120

Out-of-pocket expenses such as out-of-town travel, meals, and lodging will be billed at cost and are not included in the fees quoted above. We will also add a technology and client support fee of five percent (5%) of all professional fees billed. The fee estimates are based on anticipated cooperation from your personnel and their assistance with preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the estimated fees will likely be higher. If unexpected circumstances require significant additional time, we will advise you before undertaking work that would require a substantial increase in the fee estimates.

Unless otherwise stated in the organization's fee and collections resolution, CLA Billing Service staff shall be authorized to execute penalty or fee waivers per account, per calendar year, not to exceed \$100 in the aggregate. Any penalty or fee waivers in excess of \$100, per account, or any additional waivers requested by individual account holders must be approved by the Board of Directors.

#### **Municipal advisors**

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

#### **Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us by email or U.S. mail to indicate your acknowledgment and understanding of, and agreement with, this SOW.

Sincerely,

**CliftonLarsonAllen LLP**



Jason Carroll, CPA  
Principal  
Jason.Carroll@CLAconnect.com

APPROVED:

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Signature

---

Title

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Date

THIRD ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Underground Utility Locate Services)

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This THIRD ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “Third Addendum”) is entered into the 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and DIVERSIFIED UNDERGROUND, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated April 1, 2019, as amended by the *First Addendum to Independent Contractor Agreement*, dated April 10, 2020, and the *Second Addendum to Independent Contractor Agreement*, dated January 24, 2022 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES/COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services/Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services/Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Third Addendum is effective as of January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Third Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Third Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Third Addendum.

IN WITNESS WHEREOF, the Parties have caused this Third Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
DIVERSIFIED UNDERGROUND, INC., a  
Colorado corporation

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES/COMPENSATION SCHEDULE**

FOURTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(RO Treatment Project and Support Services)

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This FOURTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Fourth Addendum”) is entered into this 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and ELEMENT ENGINEERING, LLC, a Colorado limited liability company (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated July 2, 2019, as amended by the *First Addendum to Independent Contractor Agreement*, dated December 3, 2019, the *Second Addendum to Independent Contractor Agreement*, dated August 4, 2020, the *Third Addendum to Independent Contractor Agreement*, dated May 4, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES & COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services & Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Fourth Addendum is effective as of January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Fourth Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Fourth Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Fourth Addendum.

IN WITNESS WHEREOF, the Parties have caused this Fourth Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
ELEMENT ENGINEERING, LLC, a Colorado  
limited liability company

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



**EXHIBIT A**

**SCOPE OF SERVICES & COMPENSATION SCHEDULE**

SECOND ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(General Engineering Services)

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This SECOND ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Second Addendum”) is entered into this 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and ELEMENT ENGINEERING, LLC, a Colorado limited liability company (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated June 1, 2021, as amended by the *First Addendum Independent Contractor Agreement*, dated July 6, 2021 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES/COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services/Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services/Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Second Addendum is effective as of January 1, 2023.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Second Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Second Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Second Addendum.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this Second Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
ELEMENT ENGINEERING, LLC, a Colorado  
limited liability company

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES/COMPENSATION SCHEDULE**

FIRST AMENDMENT  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(Engineering and Hydrogeological Services)

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This FIRST AMENDMENT TO INDEPENDENT CONTRACTOR AGREEMENT (the “First Amendment”) is entered into this 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and MARTIN AND WOOD WATER CONSULTANTS, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated January 22, 2021 (the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES/COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services/Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services/Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This First Amendment is effective as of January 1, 2023.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This First Amendment may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this First Amendment may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this First Amendment.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
MARTIN AND WOOD WATER  
CONSULTANTS, INC., a Colorado corporation

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**SCOPE OF SERVICES/COMPENSATION SCHEDULE**

EIGHTH ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(General Contracting Services)

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This EIGHTH ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “Eighth Addendum”) is entered into this 6<sup>th</sup> day of December 2022, effective as of January 1, 2023, by and between the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and DAN’S CUSTOM CONSTRUCTION, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated January 1, 2015, as amended by the *First Addendum to Independent Contractor Agreement*, dated September 6, 2016, the *Second Addendum to Independent Contractor Agreement*, dated May 2, 2017, the *Third Addendum to Independent Contractor Agreement*, dated March 26, 2018, the *Fourth Addendum to Independent Contractor Agreement*, dated November 6, 2018, the *Fifth Addendum to Independent Contractor Agreement*, dated August 6, 2019, the *Sixth Addendum to Independent Contractor Agreement*, dated October 29, 2020, and the *Seventh Addendum to Independent Contractor Agreement*, dated December 1, 2020 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the fee schedule therefore; and

WHEREAS, the Parties desire to amend the fee schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES & FEE SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services & Fee Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Fee Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Eighth Addendum is effective as of January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.



3. COUNTERPART EXECUTION. This Eighth Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Eighth Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Eighth Addendum.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties have caused this Eighth Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

---

Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

CONTRACTOR:  
DAN'S CUSTOM CONSTRUCTION, INC., a  
Colorado corporation

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Dan LaCoe, President

**EXHIBIT A**  
**SCOPE OF SERVICES & FEE SCHEDULE**

## EXHIBIT B

### INSURANCE REQUIREMENTS

NOTE: All insurance required and provided hereunder shall also comply with the provisions of Section 11 of this Agreement.

1. Standard Worker's Compensation and Employer's Liability Insurance covering all employees of Contractor involved with the performance of the Services, with policy amounts and coverage in compliance with the laws of the jurisdiction in which the Services will be performed.
2. Commercial General Liability Insurance with minimum limits of liability of not less than \$2,000,000 per occurrence for bodily injury and property damage liability; \$2,000,000 designated location, general aggregate; and \$1,000,000 umbrella. Such insurance will include coverage for contractual liability, personal injury and broad form property damage, and shall include all major divisions of coverage and be on a comprehensive basis including, but not limited to:
  - a. premises operations;
  - b. personal injury liability without employment exclusion;
  - c. limited contractual;
  - d. broad form property damages, including completed operations;
  - e. medical payments;
  - f. products and completed operations;
  - g. independent consultants coverage;
  - h. coverage inclusive of construction means, methods, techniques, sequences, and procedures, employed in the capacity of a construction consultant; and

**This policy must include coverage extensions to cover the indemnification obligations contained in this Agreement to the extent caused by or arising out of bodily injury or property damage.**

3. Comprehensive Automobile Liability Insurance covering all owned, non-owned and hired automobiles used in connection with the performance of the Services, with limits of liability of not less than \$1,000,000 combined single limit bodily injury and property damage. **This policy must include coverage extensions to cover the indemnification obligations contained in this Agreement to the extent caused by or arising out of bodily injury or property damage.**
4. If applicable: Contractor shall secure and maintain a third party fidelity bond in favor of the District covering the Contractor and its employees and agents who may provide or be responsible for the provision of Services where such activities contemplate the responsibility for money or property of the District. Such bond shall protect the District against any fraudulent or dishonest act which may result in the loss of money, securities,

or other property belonging to or in the possession of the District. Said bond shall be in an amount as determined by the District, from a surety acceptable to the District.

5. Any other insurance commonly used by contractors for services of the type to be performed pursuant to this Agreement.

**EXHIBIT B-1**

CERTIFICATE(S) OF INSURANCE

SECOND ADDENDUM  
TO  
INDEPENDENT CONTRACTOR AGREEMENT  
(On-Call and Emergency Repairs Services)

---

This SECOND ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “Second Addendum”) is entered into this 6<sup>th</sup> day of December 2022 effective January 1, 2023, by and between the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and NORTHERN COLORADO CONSTRUCTORS, INC., a Colorado corporation (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into an *Independent Contractor Agreement*, dated February 3, 2015, as amended by the First Addendum to the *Independent Contractor Agreement*, dated December 1, 2020 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the scope of services to be provided by the Contractor to the District and the compensation schedule therefore; and

WHEREAS, the Parties desire to amend the compensation schedule to reflect a change in the Contractor’s rates.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

1. AMENDMENT TO SCOPE OF SERVICES & COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace in its entirety the Scope of Services & Compensation Schedule set forth in Exhibit A of the Agreement with the Scope of Services & Compensation Schedule set forth in **Exhibit A**, attached hereto and incorporated by reference. This Second Addendum is effective as of January 1, 2023.

2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.

3. COUNTERPART EXECUTION. This Second Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this Second Addendum may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this Second Addendum.

IN WITNESS WHEREOF, the Parties have caused this Second Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:  
GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

\_\_\_\_\_  
Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

CONTRACTOR:  
NORTHERN COLORADO CONSTRUCTORS,  
INC., a Colorado corporation

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



**EXHIBIT A**

**SCOPE OF SERVICES & COMPENSATION SCHEDULE**



December 6, 2022

**VIA UNITED STATES MAIL**

Worth Hydrochem of Okla., Inc.  
Attn: Mike Gridner  
Post Office Box 6447  
Norman, Oklahoma 73070-6447

RE: Greatrock North Water & Sanitation District  
Completion of Services and Termination of Agreement—Reverse Osmosis Plant  
Inspection and Services

To Whom It May Concern:

On March 1, 2016, the Greatrock North Water & Sanitation District (the “District”) and Worth Hydrochem of Okla., Inc. entered into an Independent Contractor Agreement for Reverse Osmosis Plant Inspection and Services (the “Agreement”). The Services set forth in the Agreement have been completed to the District’s satisfaction and compensation therefor has been paid in full. Pursuant to Paragraph 2 of the Agreement, the District provides you this notice of termination of the Agreement due to the completion of the Services set forth therein. It is important to note that provisions including, but not limited to, the warranty, indemnification and liability provisions, contained in the Agreement survive termination and remain in full force and effect as specified in the Agreement.

On behalf of the District, I would like to thank you for your work and we look forward to continuing to work with you in the future.

Very Truly Yours,  
GREATROCK NORTH WATER & SANITATION  
DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel



December 6, 2022

**VIA UNITED STATES MAIL AND EMAIL**

Timber Line Electric and Control Corp.  
 Attn: Michael Rushing  
 P.O. Box 793  
 Morrison, Colorado 80465-0793  
 miker@tlecc.net

RE: Greatrock North Water & Sanitation District  
 Completion of Services and Termination of Agreement—General Electrician  
 Services

To Whom It May Concern:

On June 7, 2016, the Greatrock North Water & Sanitation District (the “District”) and Timber Line Electric and Control Corp. entered into an Independent Contractor Agreement for General Electrician Services, as amended by the First Addendum to Independent Contractor Agreement, dated June 7, 2016, the Second Addendum to Independent Contractor Agreement, dated May 1, 2018, the Third Addendum to Independent Contractor Agreement, dated December 1, 2019 (collectively, the “Agreement”). The Services set forth in the Agreement have been completed to the District’s satisfaction and compensation therefor has been paid in full. Pursuant to Paragraph 2 of the Agreement, the District provides you this notice of termination of the Agreement due to the completion of the Services set forth therein. It is important to note that provisions including, but not limited to, the warranty, indemnification and liability provisions, contained in the Agreement survive termination and remain in full force and effect as specified in the Agreement.

On behalf of the District, I would like to thank you for your work and we look forward to continuing to work with you in the future.

Very Truly Yours,  
 GREATROCK NORTH WATER & SANITATION  
 DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel



December 6, 2022

**VIA UNITED STATES MAIL**

Ramey Environmental Compliance, Inc.  
 Attn: Robert Ramey  
 P.O. Box 99  
 Firestone, Colorado 80520

RE: Greatrock North Water & Sanitation District  
 Completion of Services and Termination of Agreement—Rocking Horse Farms  
 Third Pump

To Whom It May Concern:

On March 6, 2018, the Greatrock North Water & Sanitation District (the “District”) and Ramey Environmental Compliance, Inc. entered into an Independent Contractor Agreement for Rocking Horse Farms Third Pump (the “Agreement”). The Services set forth in the Agreement have been completed to the District’s satisfaction and compensation therefor has been paid in full. Pursuant to Paragraph 2 of the Agreement, the District provides you this notice of termination of the Agreement due to the completion of the Services set forth therein. It is important to note that provisions including, but not limited to, the warranty, indemnification and liability provisions, contained in the Agreement survive termination and remain in full force and effect as specified in the Agreement.

On behalf of the District, I would like to thank you for your work and we look forward to continuing to work with you in the future.

Very Truly Yours,  
 GREATROCK NORTH WATER & SANITATION  
 DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel



December 6, 2022

**VIA UNITED STATES MAIL**

Worth Hydrochem of Okla., Inc.

Attn: Mike Gridner

Post Office Box 6447

Norman, Oklahoma 73070-6447

RE: Greatrock North Water & Sanitation District  
Completion of Services and Termination of Agreement—Reverse Osmosis  
Equipment, Start up and Training

To Whom It May Concern:

On March 1, 2016, the Greatrock North Water & Sanitation District (the “District”) and Worth Hydrochem of Okla., Inc. entered into an Independent Contractor Agreement for Reverse Osmosis Equipment, Start up and Training, as amended by the First Addendum to Independent Contractor Agreement, dated October 23, 2020, and the Second Addendum to Independent Contractor Agreement, dated June 28, 2021 (the “Agreement”). The Services set forth in the Agreement have been completed to the District’s satisfaction and compensation therefor has been paid in full. Pursuant to Paragraph 2 of the Agreement, the District provides you this notice of termination of the Agreement due to the completion of the Services set forth therein. It is important to note that provisions including, but not limited to, the warranty, indemnification and liability provisions, contained in the Agreement survive termination and remain in full force and effect as specified in the Agreement.

On behalf of the District, I would like to thank you for your work and we look forward to continuing to work with you in the future.

Very Truly Yours,  
GREATROCK NORTH WATER & SANITATION  
DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel



December 6, 2022

**VIA UNITED STATES MAIL**

Utility Sales and Services, LLC  
 c/o C T Corporation System  
 7700 E. Arapahoe Road, Suite 220  
 Centennial, CO 80112-1268

RE: Greatrock North Water & Sanitation District  
 Completion of Services and Termination of Agreement—Meter Reading Services

To Whom It May Concern:

On April 21, 2020, the Greatrock North Water & Sanitation District (the “District”) and Utility Sales and Services, LLC entered into an Independent Contractor Agreement for Meter Reading Services, as amended by the First Addendum to Independent Contractor Agreement, dated May 26, 2020 (collectively, the “Agreement”). The Services set forth in the Agreement have been completed to the District’s satisfaction and compensation therefor has been paid in full. Pursuant to Paragraph 2 of the Agreement, the District provides you this notice of termination of the Agreement due to the completion of the Services set forth therein. It is important to note that provisions including, but not limited to, the warranty, indemnification and liability provisions, contained in the Agreement survive termination and remain in full force and effect as specified in the Agreement.

On behalf of the District, I would like to thank you for your work and we look forward to continuing to work with you in the future.

Very Truly Yours,  
 GREATROCK NORTH WATER & SANITATION  
 DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel

After Recording, Return to:  
 WHITE BEAR ANKELE TANAKA & WALDRON  
 2154 East Commons Avenue, Suite 2000  
 Centennial, Colorado 80122

**Resolution No. 2022-12-01**

**RESOLUTION  
 OF THE  
 BOARD OF DIRECTORS  
 OF THE  
 GREATROCK NORTH WATER AND SANITATION DISTRICT**

**CONCERNING THE IMPOSITION OF VARIOUS FEES, RATES, PENALTIES AND  
 CHARGES FOR WATER SERVICES AND FACILITIES**

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WHEREAS, the Greatrock North Water and Sanitation District (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Adams County, Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include water improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to provide certain water services to property and inhabitants within and without the boundaries of the District (collectively, the “**Services**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the “**Facility Costs**”) in order that the Facilities may be properly provided and maintained; and

WHEREAS, the District incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within



and without the District maintained, and that the health, safety and welfare of the District, its users and its inhabitants may be safeguarded (collectively, the “**Service Costs**”); and

WHEREAS, the establishment and continuation of fair and equitable fees and charges (collectively, the “**Fees and Charges**”) to provide a source of funding to pay for the Facility Costs and the Service Costs, (collectively, the “**Costs**”), which Costs are generally attributable to the persons and/or properties subject to such Fees and Charges, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District’s affairs; and

WHEREAS, pursuant to § 32-1-1006(1)(g), C.R.S., the District is empowered to fix and from time to time increase or decrease tap fees; and

WHEREAS, the establishment of a fair and equitable fee (the “**System Development Fee**” or “**Tap Fee**”) to provide a source of funding to pay for the initial capital direct and indirect costs associated with the construction, installation and acquisition of the Facilities (the “**Capital Facilities Costs**”), which Capital Facilities Costs are generally attributable to each Lot and Commercial Lot (defined below), is necessary to provide for the common good and for the prosperity and general welfare of the District, its users and its inhabitants; and

WHEREAS, pursuant to §32-1-1001(2), C.R.S., the Board, as a governing body furnishing domestic water or sanitary sewer services directly to residents and property owners within or outside of the District, may fix or increase fees, rates, tolls, penalties or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty (30) days after providing notice stating that the action is being considered and stating the date, time and place of the meeting at which the action is being considered; and

WHEREAS, pursuant to § 32-1-1001(2)(a)(III), C.R.S., on October 14, 2022, the Board provided the required thirty (30) days’ notice to the residents and property owners within and outside of the District by posting the information on the official website of the District, a link to which is on the official website of the Division of Local Government; and

WHEREAS, pursuant to § 32-1-1001(2)(a)(IV), C.R.S., on October 14, 2022, the Board provided the required (30) days’ notice by posting the notice on the official website of the Colorado Special District Association, the statewide association of special districts forms pursuant to § 29-1-401, C.R.S., which association posted the notice of a publicly accessible section of its website; and

WHEREAS, the District finds that the Fees and Charges and System Development Fee (as defined below), as set forth in this Resolution, are reasonably related to the overall cost of providing the Facilities and Services and paying the Costs and Capital Facilities Costs, and that imposition thereof is necessary and appropriate; and

WHEREAS, on December 3, 2019, the Board adopted Resolution No. 2019-12-05: Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Adopting Rules and

Regulations (2019 Reissuance) (the “**Rules and Regulations**”), in which the Board adopted a Schedule of Fees and Charges (as defined in the Prior Fee Resolution (defined below)), which Schedule of Fees and Charges was amended and replaced in its entirety through the Board’s adoption of Resolution No. 2021-12-01: Amending Rules and Regulations (2019 Reissuance) (collectively, the “**Prior Fee Resolution**”) and the Board desires to adopt this Resolution to amend and restate the Schedule of Fees and Charges set forth in the Prior Fee Resolution in its entirety, as also evidenced by the Board’s adoption of Resolution No. 2022-12-02: Amending Rules and Regulations (2019 Reissuance). All other provisions of the Rules and Regulations, as amended, remain in full force and effect and are not otherwise amended by this Resolution.

NOW, THEREFORE, be it resolved by the Board as follows:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“**District Boundaries**” means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq.*, C.R.S., as well as properties outside of the District’s legal boundaries which receive service from the District, all as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Fees and Charges and System Development Fee are due, which Due Date is reflected on the Schedule of Fees.

“**End User**” as defined in **Appendix A** of the Greatrock North Water and Sanitation District Rules and Regulations as amended from time to time (the “Rules and Regulations”).

“**Lot**” means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

“**Property Owner**” as defined in the Rules and Regulations.

“**Residential Unit**” as defined in Appendix A of the Rules and Regulations.

“**Schedule of Fees and Charges**” as defined in the Rules and Regulations. The Schedule of Fees and Charges set forth in **Appendix A** in the Rules and Regulations, is attached hereto as **Exhibit A**.

“**Transfer**” or “**Transferred**” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

“**Vacant Lot**” means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units is situated and specifically excluding any parcel owned by the District.

2. THE FEES AND CHARGES.

a. Service Fees and Charges. The Board has determined, and does hereby determine, that it is in the best interests of the District and its respective residents, users and property owners to impose, and does hereby impose the Fees and Charges set forth in the Schedule of Fees and Charges to fund the Costs. The Fees and Charges are hereby established and imposed in an amount as set forth by the District from time to time pursuant to an annual “Schedule of Fees and Charges” and shall constitute the rate in effect until such schedule is amended or repealed. The Schedule of Fees and Charges is set forth in the Rules and Regulations as Appendix A and is attached hereto as **Exhibit A**.

b. Transfer Payment. The Fees shall include a separate payment imposed on transfers of a Residential Unit (the “**Transfer Payment**”). The Transfer Payment shall be imposed on all Transfers of a Residential Unit by an End User. The Transfer Payment shall not apply to any of the following, except to the extent the District determines that such exception is being undertaken for the purpose of improperly avoiding the Fees and Charges:

i. Any Transfer wherein the United States, or any agency or instrumentality thereof, the State of Colorado, any county, city and county, municipality, district or other political subdivisions of this State, is either the grantor or the grantee.

ii. Any Transfer by document, decree or agreement partitioning, terminating or evidencing termination of a joint tenancy, tenancy in common or other co-ownership; however, if additional consideration or value is paid in connection with such partition or termination the Transfer Payment shall apply and be based upon such additional consideration.

iii. Any Transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any Transfer made and delivered without consideration for the purpose of: confirming, correcting, modifying or supplementing a Transfer previously made; making minor boundary adjustments; removing clouds of title; or granting easements, rights-of-way or licenses.

v. Any decree or order of a court of record quieting, determining or resting title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or releases other than by foreclosure, which is security for a debt or other obligation.

vii. Transfers pursuant to a decree or separation of divorce.

c. The Board has determined, and does hereby determine, that the Fees and Charges are reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

d. The revenues generated by the Fees and Charges will be accounted for separately from other revenues of the District, specifically *ad valorem* property tax revenues, if applicable. The revenue from Fees and Charges will be used solely for the purpose of paying Costs, and, if *ad valorem* property tax revenues are available, may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Fees and Charges revenue shall be absolute and without qualification.

e. The Board has determined, and does hereby determined, that the Fees and Charges are calculated to defray the cost of funding the Costs and reasonably distribute the burden of defraying the Costs in a manner based on the benefits received by persons paying the fees and using the Facilities and Services.

3. SYSTEM DEVELOPMENT FEE. A one-time System Development Fee is hereby established and imposed upon each Lot within the District Boundaries in the amounts set forth in the Schedule of Fees and Charges.

4. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Fees and Charges and System Development Fee not paid in full within five (5) days after the scheduled due date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Fees and Charges and System Development Fee, exclusive of assessed late fees, penalties, interest and any other costs of collection, specially including, but not limited, to attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

5. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable to "Greatrock North Metropolitan District" and sent to the address indicated on the Schedule of Fees and Charges. The District may change the payment address from time and time and such change shall not require an amendment to this Resolution.

6. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the

laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Adams County, Colorado.

7. CERTIFICATION OF ACCOUNT TO COUNTY TREASURER. Pursuant to §32-1-1101(1)(e), C.R.S., the Board may elect to certify any delinquent account and late fees satisfying the criteria established therein to the Adams County Treasurer for collection with the District's *ad valorem* property taxes. The certification process may be in addition to or in lieu of any procedures set forth in this Resolution in the Board's sole discretion. The fees for the certification process shall be in accordance with Colorado law and Adams County policy.

8. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

9. EFFECTIVE DATE. This Resolution shall become effective as of December 6, 2022.

***[Remainder of Page Intentionally Left Blank. Signature Page to Follow].***

ADOPTED this 6<sup>th</sup> day of December, 2022.

GREATROCK NORTH WATER AND  
SANITATION DISTRICT, a quasi-municipal  
corporation and political subdivision of the State of  
Colorado

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys At Law

---

General Counsel to the District

*Signature page to Resolution Concerning the Imposition of Various Fees and Charges for Water  
Services and Facilities*

**EXHIBIT A**  
**SCHEDULE OF FEES AND CHARGES**

Adopted and Approved  
December 6, 2022

With the exception of all System Development Fees, which are effective as of December 6, 2022, all Fees and Charges set forth herein as effective as of January 1, 2023.

**SYSTEM DEVELOPMENT FEE (All Developments Other than Hayesmount Estates, Homestead Heights II (aka Country Club Ranchettes) and Ridgeview Estates)**      \$      14,760

This fee is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities shall include the wells, treatment (including the water treatment facility and two evaporation ponds), storage, transmission, mechanical and electrical components, instrumentation and control components constructed, installed and/or acquired by the District on or before September 5, 2017. Regional Facilities shall not include site specific infrastructure or facilities or transmission lines extending from the Regional Facilities to a subdivision. The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾” Size	1 EQR
1” Size	1.67 EQR
1½” Size	3.33 EQR
2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR
Larger than 4”	As Determined by District

**SYSTEM DEVELOPMENT FEE (Hayesmount Estates)**

\$      25,560

The System Development Fee for Hayesmount Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Hayesmount Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional

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<sup>1</sup> “Original Developer” means the owner of the lot as of December 7, 2021.

<sup>2</sup> “End User” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit. A “Residential Unit” means each single family attached and single family detached residential dwelling unit (including, without limitation, condominiums, townhomes, paired homes, rowhouses, duplexes and any other attached and detached single family dwelling units) located within the District.

Facilities for Hayesmout Estates shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision’s infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

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2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR
Larger than 4”	As Determined by District

SYSTEM DEVELOPMENT FEE (Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates)

\$ 26,280

The System Development Fee for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision’s infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾” Size	1 EQR
1” Size	1.67 EQR
1½” Size	3.33 EQR
2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR



Larger than 4"

As Determined by District

TAP INSPECTION FEE

\$150

This fee is intended to cover the cost of the District's inspection of the physical tap and of the Customer's Service Line, entering the tap location on the District's as-built drawing set, and other ancillary services needed in connection with a new tap.

MONTHLY WATER SERVICE CHARGES

Base Rate (0 gallons)	\$ 60.00 flat rate
40,000 gallons	\$ 6.00 per 1,000 gals.
40,001 + gallons	\$ 12.20 per 1,000 gals.
LATE CHARGE	\$ 15.00

RENEWABLE WATER RESOURCE FEE

Meter Size	SFE	GPM	Fee*
5/8 & 3/4	0.67	20	\$9,936
3/4	1	30	\$14,830
1"	1.67	50	\$24,766
1.5"	3.33	100	\$49,384
2"	6.67	200	\$98,916
3"	16.67	500	\$247,216
4"	33.33	1000	\$494,284
6"	66.67	2000	\$988,716

\*Fee structure based on Town of Castle Rock Municipal Code, 2012 Renewable Water Resource Fees, Chapter 4.04, Water Dedication Code.

Credit against the renewable water resource fee may be granted in consideration of the dedication of tributary water or surface water rights on such terms and conditions acceptable to the District Board.

Payment of the renewable water resource fee shall be assessed in accordance with the schedule of rates in effect as of the date of inclusion. Payment of the renewable water resource fee shall be a condition to issuance of the issuance of a water tap.

AVAILABILITY OF SERVICE CHARGE 50% of Monthly Water Service Charge Base Rate

Assessed on each parcel of land established by a recorded final subdivision plat located within the District’s boundaries and where the lot line of which is located within one hundred feet (100’) of a water line which is installed and ready for connection. Charge assessed and due on same schedule as Monthly Water Service Charge.

INSPECTION FEES

Service Line / Meter Pit Inspection	\$	180.00
Meter Installation	\$	180.00
Other Inspection	\$	180.00

REINSPECTION FEE OR RETURN VISIT FEE \$ 180.00

METER COST Current cost to District

WATER TURN ON/TURN OFF \$ 90.00 each on/off (Customer Requested)

**MISCELLANEOUS FEES:**

CONSTRUCTION WATER FEE \$ 50.00 / month  
 District shall make construction water available to homebuilders, from the date a building permit is pulled until a meter is installed at a flat monthly rate.

FIRE HYDRANT METER FEES

Meter Assembly Rental Deposit	\$	2,000.00 (refundable)
Monthly Fee	\$	10.00 / 1,000 gallons

FORMAL INCLUSION HEARING FEE \$ 1,000.00 / application fee  
 Plus all costs of publication of notices and engineering, management and attorneys; fees incurred by District in processing the inclusion.

INCLUSION FEE

Initial Deposit	\$	10,000.00
		Non-refundable
Incremental Refundable Deposits of	\$	5,000.00

For actual time and expenses incurred over the \$10,000 initial deposit, including but not limited to costs of publication of notices and engineering, management and attorneys’ fees.

TRANSFER OF SERVICE FEE \$ 175.00/occurrence  
 Fee due and owing upon transfer of account from one responsible party and/or account holder to another.

PLAN REVIEW FEES  
 Actual Time and expenses incurred by District \$ 1,500.00 / minimum fee

PENALTY FEES / FINES:

Excavation During Non-Excavation Period - Bond \$ 5,000.00  
 December 1 through March 31 of each year. The District may adjust the no-excavation period based on actual weather conditions. The bond is security for repairs which may be required due to damage to the District's existing facilities.

Installation of any non-metered device \$ 2,000.00 / occurrence  
 Installation of any device (i.e., "jumper") to allow for circumvention of the District's monitoring or delivery systems shall constitute unauthorized tampering and the use of the District water system shall be subject to a penalty fee. Such fines shall, until paid, constitute a lien upon the subject property, pursuant to Section 32-1-1001, C.R.S.

Irrigating with Domestic Water<sup>3</sup> - First Offense \$ 1,000.00

Irrigating with Domestic Water<sup>3</sup> - Second Offense \$ 2,000.00  
 & Flow Restrictor will be installed

Irrigating with Domestic Water<sup>3</sup> - Disconnection of Service. Service not to be reinstated until all fees, including penalties, are paid in full.

Failure to Possess Rules and Regulations \$ 1,000.00 / occurrence  
 Failure to purchase and/or have a copy of the Greatrock North Water and Sanitation District Rules and Regulations, and updates, and approved construction plans on site during construction.

Occupation of Building Prior to Meter Set \$ 1,000.00

Repair of Broken or Damaged Water Meters, Meter Pits and Curb Stop Boxes 100%<sup>4</sup>  
 Plus any management and attorneys' fees incurred to collect associated costs.

<sup>3</sup> In a dual domestic and irrigation water service area.

<sup>4</sup> A) If a Customer damages or breaks their water meter, the Customer shall pay 100% of the associated costs for the repair and/or replacement of the water meters, meter pits and curb stop boxes.

B) The District will notify the Customer of the broken or damaged water meters, meter pits and curb stop boxes and the costs of repair and/or replacement. A copy of the invoice for the work will be included with the notice. The Customer will reimburse the costs to the District within thirty (30) days of receipt of the notice.

C) If reimbursement is not received by the District within thirty (30) days of the notice, the costs will be added as a charge to the Customer's water bill for the next billing cycle.

Unauthorized Tampering with District systems or meters:           \$   2,000.00 / incident  
  Plus actual cost of damage, expense, and loss.

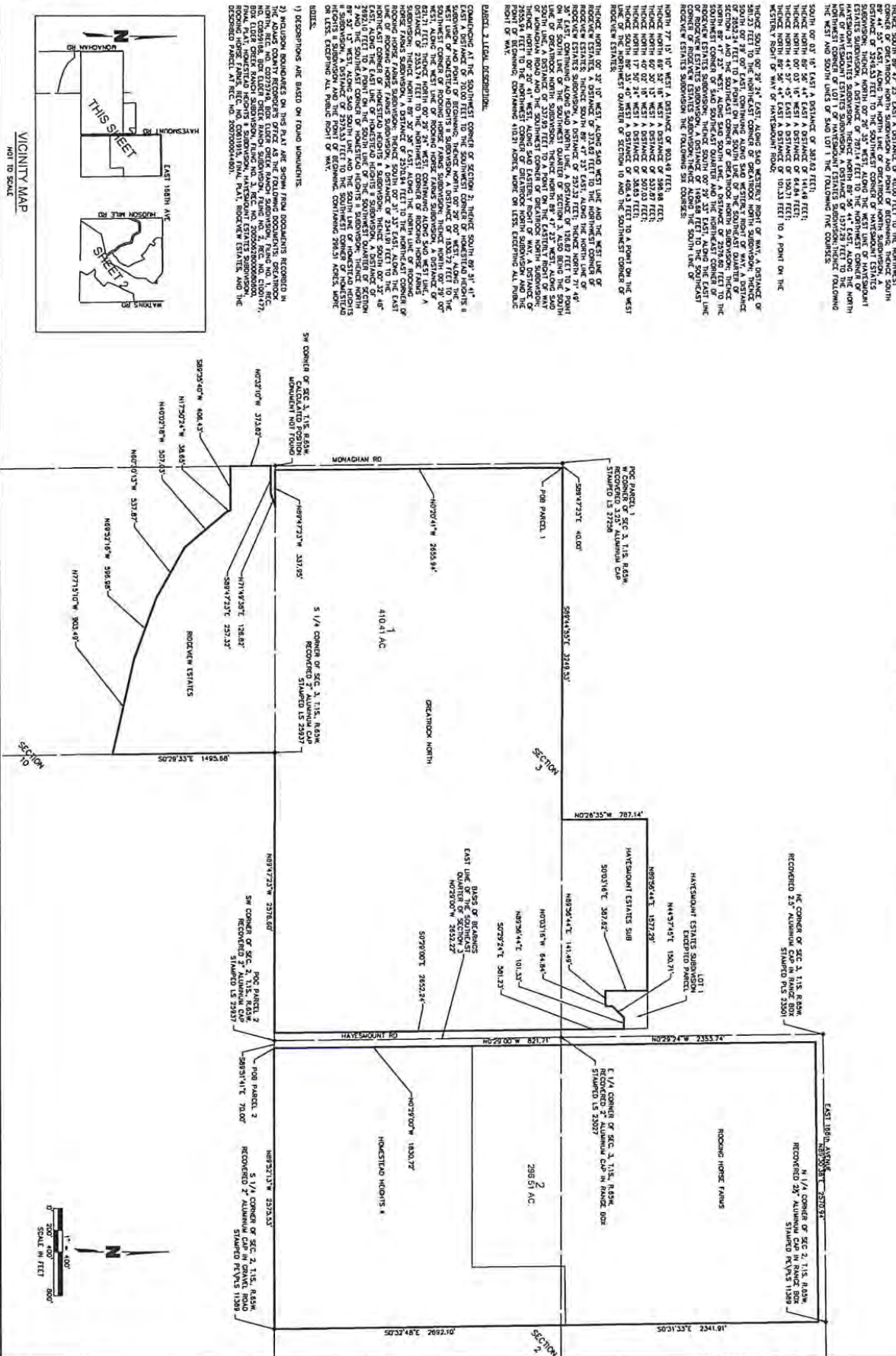
Unauthorized Connection Fee   2 x the current SDF  
  Plus actual cost of damage, expense, and loss, legal fees, and any other costs incurred  
in the filing of criminal charges.

**EXHIBIT B**  
**GREATROCK NORTH WATER AND SANITATION DISTRICT**  
**District Boundaries**

**BASIS OF BEHAVIOR:**  
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 65 WEST, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE 6TH PRINCIPAL MERIDIAN, AND ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 65 WEST, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE 6TH PRINCIPAL MERIDIAN.  
**BASIS OF BEHAVIOR:**  
COURSES ARE AS SHOWN FROM DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ADAMS COUNTY, COLORADO.  
1) DESCRIPTIONS ARE BASED ON FOUND MONUMENTS.  
2) MONUMENT BOUNDARIES ON THIS PLAN ARE SHOWN FROM DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ADAMS COUNTY, COLORADO.  
3) BEARINGS AND DISTANCES ON THIS PLAN ARE AS SHOWN FROM DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ADAMS COUNTY, COLORADO.  
4) BEARINGS AND DISTANCES ON THIS PLAN ARE AS SHOWN FROM DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ADAMS COUNTY, COLORADO.  
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## GREATROCK NORTH WATER AND SANITATION DISTRICT BOUNDARY

PART OF SECTIONS 1, 2, 3, AND 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



REV.	DATE	REVISION DESCRIPTION

DATE: 2011

BY: BAIAY

**GREATROCK NORTH WATER AND SANITATION DISTRICT BOUNDARY**

ADAMS COUNTY, CO

1  
of  
2  
SHEET

**COLLISON ASSOCIATES**

4000 Table Mountain Dr., Suite 200  
Golden, CO 80641  
TEL: 303.227.2512  
FAX: 303.227.2848  
www.collison.com



**Resolution Number 2022-12-02**

RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE  
GREATROCK NORTH WATER AND SANITATION DISTRICT  
AMENDING RULES AND REGULATIONS  
(2019 Reissuance)

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WHEREAS, the Greatrock North Water and Sanitation District (the “District”) was organized in accordance with and pursuant to §§ 32-1-101, *et seq.*, C.R.S. for the purpose of providing water and storm drainage facilities and services to properties within and without its boundaries; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the District’s Board of Directors (the “Board”) is empowered to adopt, amend and enforce rules and regulations of the District; and

WHEREAS, on December 5, 2019, the Board adopted Rules and Regulations, which Rules and Regulations incorporated all prior revisions adopted by the Board and were reissued as of this date, and which have been subsequently amended by separate resolution since their original adoption (collectively, the “Rules and Regulations”); and

WHEREAS, the Board has determined that the fees and charges set forth in Appendix A of the Rules and Regulations need to be updated; and

WHEREAS, pursuant to §32-1-1001(2), C.R.S., the Board, as a governing body furnishing domestic water services directly to residents and property owners within or outside of the District, may fix or increase fees, rates, tolls, penalties or charges for domestic water services only after consideration of the action at a public meeting held at least thirty (30) days after providing notice stating that the action is being considered and stating the date, time and place of the meeting at which the action is being considered; and

WHEREAS, pursuant to § 32-1-1001(2)(a)(III), C.R.S., on October 14, 2022, the Board provided the required thirty (30) days’ notice to the residents and property owners within and outside of the District by posting the information on the official website of the District, a link to which is on the official website of the Division of Local Government; and

WHEREAS, pursuant to § 32-1-1001(2)(a)(IV), C.R.S., on October 14, 2022, the Board further provided the required (30) days’ notice by posting the notice on the official website of the Colorado Special District Association, the statewide association of special districts forms pursuant to § 29-1-401, C.R.S., which association posted the notice of a publicly accessible section of its website; and



WHEREAS, the Board desires to amend the Rules and Regulations in this Resolution to provide for the changes in fees, rates, tolls, penalties and charges reflected in the Schedule of Fees and Charges appended to the Rules and Regulations (2019 Issue) as Appendix A thereto.

NOW, THEREFORE, be it resolved by the Board as follows:

Section 1.     REPLACEMENT OF APPENDIX A “SCHEDULE OF FEES AND CHARGES.” Appendix A of the Rules and Regulations shall be replaced in its entirety with the Schedule of Fees and Charges set forth in **Exhibit A**, attached hereto.

Section 2.     PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Rules and Regulations, as amended, shall remain in full force and effect.

*[Remainder of Page Intentionally Left Blank. Signature Page Follows].*

ADOPTED this 6<sup>th</sup> day of December, 2022.

GREATROCK NORTH WATER AND  
SANITATION DISTRICT

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Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

**EXHIBIT A**

Appendix A  
Schedule of Fees and Charges

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

**APPENDIX A**

**SCHEDULE OF FEES AND CHARGES**

Adopted and Approved

December 6, 2022

With the exception of all System Development Fees, which are effective as of December 6, 2022, all Fees and Charges set forth herein as effective as of January 1, 2023.

**SYSTEM DEVELOPMENT FEE (All Developments Other than Hayesmount Estates, Homestead Heights II (aka Country Club Ranchettes) and Ridgeview Estates)**      \$            14,760

This fee is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities shall include the wells, treatment (including the water treatment facility and two evaporation ponds), storage, transmission, mechanical and electrical components, instrumentation and control components constructed, installed and/or acquired by the District on or before September 5, 2017. Regional Facilities shall not include site specific infrastructure or facilities or transmission lines extending from the Regional Facilities to a subdivision. The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

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Larger than 4”	As Determined by District

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\$            25,560

The System Development Fee for Hayesmount Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Hayesmount Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks,

<sup>1</sup> “**Original Developer**” means the owner of the lot as of December 7, 2021.

<sup>2</sup> “**End User**” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit. A “**Residential Unit**” means each single family attached and single family detached residential dwelling unit (including, without limitation, condominiums, townhomes, paired homes, rowhouses, duplexes and any other attached and detached single family dwelling units) located within the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

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transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Hayesmount Estates shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision’s infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

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¾” Size	1 EQR
1” Size	1.67 EQR
1½” Size	3.33 EQR
2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR
Larger than 4”	As Determined by District

SYSTEM DEVELOPMENT FEE (Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates)

\$ 26,280

The System Development Fee for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) and Ridgeview Estates shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision’s infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer<sup>1</sup> to a subsequent Developer or End User<sup>2</sup>; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾” Size	1 EQR
1” Size	1.67 EQR

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

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1½" Size	3.33 EQR
2" Size	6.67 EQR
3" Size	16.67 EQR
4" Size	33.33 EQR
Larger than 4"	As Determined by District

TAP INSPECTION FEE

\$150

This fee is intended to cover the cost of the District's inspection of the physical tap and of the Customer's Service Line, entering the tap location on the District's as-built drawing set, and other ancillary services needed in connection with a new tap.

MONTHLY WATER SERVICE CHARGES

Base Rate (0 gallons)	\$ 60.00 flat rate
40,000 gallons	\$ 6.00 per 1,000 gals.
40,001 + gallons	\$ 12.20 per 1,000 gals.

LATE CHARGE \$ 15.00

RENEWABLE WATER RESOURCE FEE

Meter Size	SFE	GPM	Fee*
5/8 & ¾	0.67	20	\$9,936
¾	1	30	\$14,830
1"	1.67	50	\$24,766
1.5"	3.33	100	\$49,384
2"	6.67	200	\$98,916
3"	16.67	500	\$247,216
4"	33.33	1000	\$494,284
6"	66.67	2000	\$988,716

\*Fee structure based on Town of Castle Rock Municipal Code, 2012 Renewable Water Resource Fees, Chapter 4.04, Water Dedication Code.

Credit against the renewable water resource fee may be granted in consideration of the dedication of tributary water or surface water rights on such terms and conditions acceptable to the District Board.

Payment of the renewable water resource fee shall be assessed in accordance with the schedule of rates in effect as of the date of inclusion. Payment of the renewable water resource fee shall be a condition to issuance of the issuance of a water tap.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

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AVAILABILITY OF SERVICE CHARGE 50% of Monthly Water Service Charge  
Base Rate

Assessed on each parcel of land established by a recorded final subdivision plat located within the District's boundaries and where the lot line of which is located within one hundred feet (100') of a water line which is installed and ready for connection. Charge assessed and due on same schedule as Monthly Water Service Charge.

INSPECTION FEES

Service Line / Meter Pit Inspection	\$ 180.00
Meter Installation	\$ 180.00
Other Inspection	\$ 180.00

REINSPECTION FEE OR RETURN VISIT FEE \$ 180.00

METER COST Current cost to District

WATER TURN ON/TURN OFF \$ 90.00 each on/off  
(Customer Requested)

**MISCELLANEOUS FEES:**

CONSTRUCTION WATER FEE \$ 50.00 / month

District shall make construction water available to homebuilders, from the date a building permit is pulled until a meter is installed at a flat monthly rate.

FIRE HYDRANT METER FEES

Meter Assembly Rental Deposit	\$ 2,000.00 (refundable)
Monthly Fee	\$ 10.00 / 1,000 gallons

FORMAL INCLUSION HEARING FEE \$ 1,000.00 / application fee

Plus all costs of publication of notices and engineering, management and attorneys; fees incurred by District in processing the inclusion.

INCLUSION FEE

Initial Deposit	\$ 10,000.00
	Non-refundable
Incremental Refundable Deposits of	\$ 5,000.00

For actual time and expenses incurred over the \$10,000 initial deposit, including but not limited to costs of publication of notices and engineering, management and attorneys' fees.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

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TRANSFER OF SERVICE FEE \$ 175.00/occurrence  
Fee due and owing upon transfer of account from one responsible party and/or account holder to another.

PLAN REVIEW FEES  
Actual Time and expenses incurred by District \$ 1,500.00 / minimum fee

PENALTY FEES / FINES:

Excavation During Non-Excavation Period - Bond \$ 5,000.00  
December 1 through March 31 of each year. The District may adjust the no-excavation period based on actual weather conditions. The bond is security for repairs which may be required due to damage to the District's existing facilities.

Installation of any non-metered device \$ 2,000.00 / occurrence  
Installation of any device (i.e., "jumper") to allow for circumvention of the District's monitoring or delivery systems shall constitute unauthorized tampering and the use of the District water system shall be subject to a penalty fee. Such fines shall, until paid, constitute a lien upon the subject property, pursuant to Section 32-1-1001, C.R.S.

Irrigating with Domestic Water<sup>3</sup> - First Offense \$ 1,000.00

Irrigating with Domestic Water<sup>3</sup> - Second Offense \$ 2,000.00  
& Flow Restrictor will be installed

Irrigating with Domestic Water<sup>3</sup> - Disconnection of Service. Service not to be reinstated until all fees, including penalties, are paid in full.

Failure to Possess Rules and Regulations \$ 1,000.00 / occurrence  
Failure to purchase and/or have a copy of the Greatrock North Water and Sanitation District Rules and Regulations, and updates, and approved construction plans on site during construction.

Occupation of Building Prior to Meter Set \$ 1,000.00

Repair of Broken or Damaged Water Meters, Meter Pits and Curb Stop Boxes 100%<sup>4</sup>  
Plus any management and attorneys' fees incurred to collect associated costs.

<sup>3</sup> In a dual domestic and irrigation water service area.

<sup>4</sup> A) If a Customer damages or breaks their water meter, the Customer shall pay 100% of the associated costs for the repair and/or replacement of the water meters, meter pits and curb stop boxes.

B) The District will notify the Customer of the broken or damaged water meters, meter pits and curb stop boxes and the costs of repair and/or replacement. A copy of the invoice for the work will be included with the notice. The Customer will reimburse the costs to the District within thirty (30) days of receipt of the notice.

C) If reimbursement is not received by the District within thirty (30) days of the notice, the costs will be added as a charge to the Customer's water bill for the next billing cycle.



**GREATROCK NORTH WATER AND SANITATION DISTRICT  
RULES AND REGULATIONS**

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Unauthorized Tampering with District systems or meters:       \$    2,000.00 / incident  
Plus actual cost of damage, expense, and loss.

Unauthorized Connection Fee    2 x the current SDF  
Plus actual cost of damage, expense, and loss, legal fees, and any other costs incurred  
in the filing of criminal charges.

## ENGINEER'S PROGRESS REPORT

**Date:** December 6, 2022  
**To:** Greatrock North Water and Sanitation District  
**From:** Element Engineering  
**Job No.** 0041.0001  
**RE:** Monthly Engineers Report – **New Items Bold**

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### CAPITAL PROJECTS:

#### 1. Water Treatment Plant Improvements - Construction

The punch list walkthrough was completed and punch list generated. It was agreed by all onsite that the Certificate of Substantial Completion should be issued and dated October 6, 2022. This certificate was completed and sent to Moltz with the punch list attached. Moltz has 45 calendar days from the date of Substantial Completion to complete all punch list items.

**The certificate of occupancy has been provided by Motlz construction. We are confirming that the punch list is completed and have requested a lien waver for final payment. Prior to final payment the Advertisement for Final Payment must be posted in the local paper of record. Element will provide this advertisement when we receive confirmation that the punch list is complete, and the final pay application is received.**

#### 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 16, 2021. 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 26, 2021 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.

A pre-application meeting with Adams County has been scheduled for Friday February 4, 2022 at 10:30 AM. This meeting will be held virtually. Element submitted progress plans on the concentrate pond to the district. We are now working to finalize the plans. The next step is to complete final internal edits and compile a stormwater management plan (SWMP) and finalize and submit the Section 9 Impoundment permitting report to CDPHE. This should be completed by the end of February to mid-March.

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is

ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

**We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.**

**It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. Bidding is recommended in 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 12, 2021. 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.**

It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.

### 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 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30<sup>th</sup>, 2021 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 22<sup>nd</sup> 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 is working on the county permitting of the third concentrate pond. See third concentrate pond update.

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

**Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also we have been coordinating with the district’s consultants on the Town of Castle Rock water court case.**

#### **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.

Element met with REC at RHF on January 21<sup>st</sup>, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control

valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

**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.

Element met with REC on January 21<sup>st</sup>, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$). Element has assisted with mapping of water mains to determine the source of the distribution system leak on Haysemount.

## **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 5, 2021, or July 12, 2021 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 16<sup>th</sup>, 2021. Onsite construction work started on July 21<sup>st</sup>, 2021 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.

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. **A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.**

**Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.**

## 2. Country Club Ranchettes Filing No. 2

On Wednesday January 26<sup>th</sup>, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comment.

**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 4, 2021. 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 on December 20, 2021, and we are awaiting a response and required items.

**Element assisted with review of initial acceptance documentation.**

**4. Epic Estates**

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

**No work this period.**

**5. Horse Creek Retreat**

**No work this period.**



# Memo

**To:** Greatrock North Water & Sanitation District Board of Directors  
**From:** Shauna D'Amato, Public Management Analyst  
**Date:** November 28, 2022  
**Re:** Furniture Proposals

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On behalf of the Greatrock North Water & Sanitation District, the management team has received proposals from the two furniture companies referenced below:

- The total amount for the proposal from Desks Inc. is \$12,087 if paid by check and \$12,517 if paid by credit card.
  - 100% down payment is due before order can be processed.
- The total amount for the proposal from Offices for Less is \$11,000.
  - 50% down payment is due before order can be processed.

Both estimates include ten conference table chairs, a conference table with two outlets, two guest chairs, a desk chair, a stool the garage workstation, desk and credenza as well as delivery and assembly.

It should be noted that Desk Inc. conducted a site visit to take measurements and assist with a furniture layout.

Additionally, both companies have similar lead times of 4-5 weeks for delivery.



# OFFICE FURNITURE QUOTE

69 170

Sales Order #: 74850-1 10-21-2022

Sales Rep: Lauren Riley

DESKS INCORPORATED  
 303-777-7778  
 445 Bryant St. Unit #8  
 Denver, Colorado 80204  
 www.desks-incorporated.com

CLA CONNECT  
 Attn: Shauna D'Amato  
 16373 Rayburn Street  
 Hudson, CO 80642  
 Email: shauna.damato@claconnect.com  
 Phone: (303) 265-7867

#	Qty	Stock #	Description	Unit Price	Total
1			<b>CHAIRS</b>		
2			<b>Task Chair</b>		
3	11	HIWMM.Y0.A.TS.IC.OP72.RE.SB.T	IGNITION 2 TASK MID-BACK ILIRA BACK Simple Synchro-Tilt Control, Height & Width Adjustable Arms, Mesh: Charcoal, Seat fabric: Optic- Aurora, Adjustable lumbar: Regatta, Standard base: Black	\$479.99	\$5,279.89
4			<b>Guest Chairs</b>		
5	2	HIGS6.F.E.IC.OP72.T	IGNITION GUEST/MULTI-PURPOSE CHAIR FOUR-LEG STACKING Fixed Arms, Mesh back: Charcoal, Seat fabric: Optic- Aurora, Frame: Black	\$329.99	\$659.98
6			<b>Stool</b>		
7	1	HITS5.A.H.M.OP72.T.SB	IGNITION TASK STOOL PNEU ADJ FOOTREST BACK HT ADJ Height & Width adjustable arms, Hard casters, Mesh back: Black, Standard base: Black	\$574.99	\$574.99
8			<b>CONFERENCE TABLE</b>		
9	1	HTLB48144.ESA.G2.LSA1	PRESIDE 144W X 48D BOAT SHAPED LAMINATE TOP Sterling Ash, 1 Flip top grommet cut out	\$874.99	\$874.99
10	1	HTLP144.LSA1	HTLP144 Laminate panel base Sterling Ash	\$429.99	\$429.99
11	2	Ellora B 6 Port	6 Ports. 3 power, 2 USB, 1 HDMI, 1 Cat 6, Matte Black	\$409.99	\$819.98
12	1	HTLCRED72S.LSA1.SA.LSA1.4.N.LSA1	PRESIDE 20X72 36H HOSPITALITY CREDENZA W/ SHELF Sterling Ash	\$1,999.99	\$1,265.00
13			<b>DESK</b>		
14	1	0603-13-S436	HON MOD 72"X30" Desk Shell/ Slate Teak Option/Finish HLPLDS7230	\$254.00	\$254.00
15	1	0604-6-S436	HON MOD BBF/ Slate teak Option/Finish HLPLPSBBF	\$269.00	\$269.00

#	Qty	Stock #	Description	Unit Price	Total
16	1	0603-10-S436	HON MOD 48"X24" Return/ Slate Teak Option/Finish HLPLRS4824 [ RIGHT]	\$172.00	\$172.00
17	1	0604-7-S436	HON MOD FF/ Slate teak Option/Finish HLPLPSFF	\$269.00	\$269.00

Sub-Total	\$10,868.82
Delivery	\$525.00
Taxes	\$0.00
Non-Taxable Items (3)	
Fuel	\$50.00
Assembly	\$644.00
Credit Card Fee	\$428.77
<b>Project Total</b>	<b>\$12,087.82</b>
<b>100% Payment Due</b>	<b>\$12,087.82</b>

(Add to total if credit card is used).

* Financing based on credit approval		Ask Us About Our Finance Options	
Months	Monthly Payment	Months	Monthly Payment
36	\$461.03	60	\$300.30
48	\$360.38	72	\$260.49

#### Important Notes

Note #1: 100% payment required to process order.

Note #2: 3% Storage fee per month after 30 days

Note #3: A 50% restocking fee is assessed for returns.

Note #4: A Tax Exempt Certificate is required.

Note #5: After hours delivery will result in increase in price.

Note #6: All used product is considered AS-IS. There is normal wear and tear associated with the product. Normal wear and tear is defined as: minor scratches, soiled fabric and dents.

Note #7: All used product sold in as-in condition.

Note #8: Any electrical work which requires a licensed electrician will be the responsibility of the customer.

Note #9: Is a Certificate of Insurance required? \*\*If so, additional Insured information requested. \*\*If so, building rules and regulations requested.

Note #10: Moving existing furniture around to accommodate new furniture is not included in this quote. Additional Charges will be required unless otherwise stated above.

Note #11: Sign off required to process order.

Note #12: Stair carry is an additional fee. \*\*If stair carry is not mentioned or adequately described, crew has the option of re-scheduling the delivery to bring in additional help/equipment at additional cost to the customer.

Note #13: Unless otherwise noted, all work quoted is completed during normal working hours 8:00 AM - 5:00 PM Monday thru Friday with access to dock & elevator.



P.O. BOX 687  
 ARVADA, CO 80001-0687  
 (303)331-1585 FX(303) 331-1584

172

# QUOTE

DATE	QUOTE #
11/9/2022	10045

NAME / ADDRESS
CLA SHAUNA D'AMATO 16373 RAYBURN ST HUDSON, CO 80642

P.O. NO.	TERMS	REP
	50% DOWN, BALANCE...	MFB

QTY	DESCRIPTION	PRICE EACH	TOTAL
	<b>CHAIRS</b>		
10	9 TO 5 CHAIR, LUNA CONFERENCE (STATIC ARMS)	511.00	5,110.00T
1	9 TO 5 CHAIR, LUNA STOOL	595.00	595.00T
2	9 TO 5 CHAIR, LUNA SIDE CHAIR	297.00	594.00T
1	9 TO 5 CHAIR, LUNA W/ ADJUSTABLE ARMS	517.00	517.00T
	<b>SUBTOTAL</b>		<b>6,816.00</b>
	<b>CONFERENCE TABLE</b>		
1	OFL CONFERENCE TABLE BS, 144 X 47, NEWPORT GRAY	901.00	901.00T
2	OFL TPOWER, FLIP-UP TABLE MODULE, DUPLEX OUTLET, CAT 5, USB, PHONE, SILVER	325.00	650.00T
1	OFL 71 X 22 TOP, NEWPORT GRAY	98.00	98.00T
2	OFL 2 DOOR CABINET, 36 H, NEWPORT GRAY	344.00	688.00T
	<b>SUBTOTAL</b>		<b>2,337.00</b>
	<b>DESK</b>		
1	OFL DESK SHELL, 71 X 30, NEWPORT GRAY	243.00	243.00T
1	OFL RETURN SHELL, 47 X 24, NEWPORT GRAY	154.00	154.00T
1	OFL LAMINATE PEDESTAL, BBF, NEWPORT GRAY	247.00	247.00T
1	OFL LAMINATE PEDESTAL, FF, NEWPORT GRAY	247.00	247.00T
	<b>SUBTOTAL</b>		<b>891.00</b>
1	TAXABLE DELIVERY CHARGE	450.00	450.00T
1	INSTALLATION LABOR - NON-TAXABLE	500.00	500.00
	<b>INSTALLATION &amp; DELIVERY OF FURNITURE SUBTOTAL</b>		<b>950.00</b>
	<b>STATE OF COLORADO RETAIL DELIVERY FEE</b>	<b>0.27</b>	<b>0.27T</b>

Quote is valid for 30 days with pricing based on total purchase. A 50% down payment is required to place order. Sign below and return to accept this quote.

Signature \_\_\_\_\_ Date \_\_\_\_\_

THANK YOU FOR THE OPPORTUNITY TO DO BUSINESS WITH YOU -MATT

**Sales Tax (4.75%)** \$0.00

**TOTAL** \$10,994.27



**Greatrock North Water & Sewer District  
ORC Report  
December 6, 2022**

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing ongoing issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. A local CLA-Valve representative was contacted to schedule a site visit to inspect the valve to determine the 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 a plan to isolate the valve for inspection. Presently there is no isolation valve within the PRV pit, and no valves are indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to the inability to fill the tank while the valve is out of service.

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

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

Update – Element Engineering is developing the scope of work for Moltz Construction to repair.

### RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed

### Augmentation

On 11/8/2022 BBA Water requested augmentation of 30 GPM. Request complete on 11/8/2022.

### Additional Services

Annual storage tank inspections were completed at the Box Elder Tank site with no issues identified at this time

Water Quality

Month	ALV 1		ALV2		BECR		RHF		GRN	
	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Aug-22					778	382	758	308	762	312
Jul-22	1031	503	1037	497	709	324	718	327	742	314
Jun-22					718	321	689	298	693	302
May-22					691	277	762	313	743	308
Apr-22	1050	433	795	415	495	165	385	125	369	118
Mar-22					387	128	572	219	513	190
Feb-22	846	388	824	387	553	297	699	299	723	292
Jan-22					658	275	678	265	662	268
Dec-21					675	295	658	282	638	291
Nov-21	1087	451	1180	450	621	237	653	240	643	238
Minimum	846	388	795	387	185	45	200	62	237	61
Maximum	1087	525	1180	526	778	382	792	327	772	314
Average	1019	460	952	455	587	247	616	248	612	246