

GREATROCK NORTH WATER AND SANITATION DISTRICT

8390 E. Crescent Parkway, 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

DATE: Tuesday, February 6, 2024
TIME: 4:30 P.M.
LOCATION: Reverse Osmosis Water Treatment Plant
16373 Rayburn Street
Hudson, CO 80642

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION 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_YmUIY2ExN2UtYjczOS00ZTg3LTk1NWMtOWI1MmViOwM0ZjI5%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-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: **917 697 758#**

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
John D. Wyckoff	President	May, 2025
Robert W. Fleck	Vice President	May, 2027

Greatrock North Water and Sanitation District
February 6, 2024 Agenda

Lisa Jacoby	Treasurer	May, 2025
Brian K. Rogers	Secretary	May, 2027
Brenda Adams	Assistant Secretary	May, 2025

Consultants:

Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

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. Approval of the Minutes of the December 5, 2023 regular meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending January 26, 2024, in the amount of \$110,021.37 (enclosure – 005).
 3. Acceptance of unaudited financial statements for the period ending December 31, 2023, Schedule of Cash Position updated as of January 18, 2024, and Inclusion Summaries (enclosure - 006).
 4. Operations and Maintenance Activities Report (enclosure – 007).
 5. Review meter installation report (enclosure – 008).
 6. Adopt Resolution 2024-02-01 Designating Location of Regular Meetings (enclosure - 009).
 7. Adopt Resolution 2024-02-02 Designating Meeting Notice Posting Location (enclosure - 010).
 8. Approval of Fourth Addendum to Independent Contractor Agreement with Northern Colorado Constructors (enclosure – 011).

III. FINANCIAL MATTERS

IV. ENGINEER’S REPORT (enclosure – 012)

- A. Capital Projects Update
 1. Third Alluvial Well

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2. Evaporation Pond

- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 013).
- VI. LEGAL MATTERS
- VII. OTHER MATTERS
- 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, March 5, 2024
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										08/29/2022 – Jay is working with Nick and Mike on punch list items. 10/05/2022 – 17 SDF’s paid to date. 02/28/2023 – Jay has provided all documents necessary for staff to finalize the initial acceptance of water improvements. 03/28/2023 – Amended Warranty Agreement was transmitted to Jay for his review and execution. 4/25/2023 – LOC received. Board to ratify warranty agreement at the May meeting. 7/4/2023 – final acceptance scheduled for Spring of 2024. 07/21/2023 – HHII amendment approved by the Board in July. 9/22/2023 = 26 SDF’s collected to date. 01/31/2024 – Staff continues to work with the developer on the 3 rd Amendment to the inclusion agreement.
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

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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										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 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. 02/28/2023 – Erin is working with the developer’s bank to acquire LOC and then documents to finalize initial acceptance will be finalized. 4/25/2023 – LOC received. Board to ratify warranty agreement at May meeting. 07/04./2023 – final acceptance due in Spring of 2024. 01/31/2024 – Mr. Moore has requested the District consider final acceptance of the improvements.
CAPITAL PROJECT MATTERS										
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.

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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										8/6/21: A meeting was held at Element offices to discuss the third alluvial well. Element is to generate a cost estimate to connect sites 3 and 4 to the existing raw water lines.
Evaporation Pond Matters	1/1/19	Nick	N/A	1		X				<p>1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks, Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a proposal.</p> <p>7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick.</p> <p>7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing.</p> <p>8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay’s engineer for CCR Filing 2.</p> <p>9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting.</p> <p>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.</p> <p>1/24/22: Element requested quotes for utility potholing to confirm utility location and depth for crossings.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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										2/23/2022 – Element working on permit requirements with Adams County. 3/25/2022 – Public Meeting will be held on April 5 th . 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. 02/28/2023 – Board determined to use CMAR process. Nick is working with Jennifer and Erin to document process for bidding, contract docs. etc. 05/19/2023 – invitation to bid will be published the week of 5/29/2023. Bids are due by 6/23/2023. Board to take action at the July meeting. 8/18/2023 – Nick is finalizing the contract and will send for execution, Kick-off meeting scheduled next week. 9/23/2023 – Planning commission meeting scheduled in October and BOCC meeting in November for approval with ADCO. 11/17/2023 – Planning Commission and BOCC approved the project. Nick is waiting on CDPHE approval. 12/15/2023 – Nick sent final comments to CDPHE and is awaiting final approval. 01/31/2024 – Nick continues to work with CDPHE on comments and final approval.
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. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021. 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. 7/6/2021: Nick to prepare major PUD amendment and process through

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										<p>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> <p>02/28/2023 – furniture has been installed. Staff is working with CMIT on IT proposal and agreement with Comcast for internet service.</p> <p>3/28/2023 – MSA/SOW received from CMIT and transmitted to Erin for review.</p> <p>4/25/2023 – CMIT fully executed and equipment ordered. Open Path up and running and Shauna is working on tutorial.</p> <p>5/19/2023 – electrician to do the work on 5/31/2023. CMIT to schedule the IT installation shortly thereafter.</p> <p>07/04/2023 – IT installed; television installed. Final IT to be installed on 7/12/2023.</p> <p>7/21/2023 – REC received a proposal from NCC to provide exploratory</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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										digging services in order to determine the source of back pressure to the old building and to replace the south tank isolation valve. BOD to consider at August meeting. 8/18/2023 – Moltz to inspect gap in door as warranty item. Nick to follow up with Moltz. REC to evaluate hot water issue at the plant. 9/22/2023 – ICA finalized with Arctic Electric for general electrical services. 12/15/2023 – hot water in restroom issue and south door does not cover the locking mechanism on the door lock. Mike will inspect and provide a response.
OPERATIONAL MATTERS										
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. 5/19/2023 – this will be addressed once the new pond is constructed and the existing ponds can be taken offline and maintained.
Rocking Horse Farms Control Valves	5/19/2023	Nick Mike		2	X					Automatic fill valve replacement. Nick to draft an exhibit and solicit bids from the district’s contractors. 8/18/2023 -Nick to finalize schematic and send to Mike by end of August. 9/23/2023 – Nick provided Mike the schematic for review. Insertion valves are recommended. Once schematic approved bids will need to be solicited. HOA will also be involved. 11/17/2023 – Nick will review schematic with Mike and finalize. Project can then be bid. 12/15/2023 – Mike will solicit bids.
Flow Meter at BECR	12/15/2023	Mike			X					Meter ordered – 6 week wait time.

Greatrock North Water and Sanitation District Action Items Status Matrix—2024

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Distribution System										
FINANCIAL MATTERS										
ADMINISTRATIVE MATTERS										



Date: January 31, 2024

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

From: Lisa A. Johnson, District Manager

Re: February 6, 2024 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approval of the Minutes of the December 5, 2023 regular meeting.
2. Ratify approval of the payment of claims for the period ending January 26, 2024, in the amount of \$110,021.37.
3. Acceptance of unaudited financial statements for the period ending December 31, 2023, Schedule of Cash Position updated as of January 18, 2024, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Adopt Resolution 2024-02-01 Designating Location of Regular Meetings.
7. Adopt Resolution 2024-02-02 Designating Meeting Notice Posting Location.
8. Approval of Fourth Addendum to Independent Contractor Agreement with Northern Colorado Constructors.

I recommend approval of the consent agenda items.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the November resume and did not find any cases he would recommend the district oppose.

Update on other District Related Matters and/or Committee Meetings

Staff spent the last month working to finalize the 2024 budget and related documents and file

those with appropriate parties. In addition, I have continued to work with legal counsel on the additional comments received from Mr. Scolnick to the Country Club Ranchettes Filing No. 2 Inclusion agreement and the Third Amendment to the Homestead Heights II a.k.a. Country Club Ranchettes Filing No. 1 which have not yet been fully finalized.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT DECEMBER 5, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, December 5, 2023, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

John D. Wyckoff; President
Robert W. Fleck; Vice President
Brenda Adams; Assistant Secretary
Lisa Jacoby; Treasurer
Brian K. Rogers, Secretary

Also in attendance were:

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)
Nicholaus Marcotte, PE; Element Engineering LLC

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting. Director Adams noted that she serves on the HOA Board for Box Elder Creek Ranch.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Board of Director’s Report: No report was presented.

District Manager’s Report: The Board reviewed the monthly Manager’s Report. There were no questions.

2024 Master Services Agreement (“MSA”) and Statements of Work (“SOW”) with CliftonLarsonAllen LLP for Management, Accounting and

RECORD OF PROCEEDINGS

Billing Services: Following review, upon a motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the 2024 Master Services Agreement and Statements of Work with CLA for management, accounting, and billing services, as presented.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

1. Minutes of the November 7, 2023 regular meeting.
2. Payment of Claims for the period ending November 27, 2023, in the amount of \$190,649.84.
3. Unaudited Financial Statements for the period ending October 31, 2023, Schedule of Cash Position updated as of November 20, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Meter Installation Report.
6. Engagement letter from Hayes Poznanovic Korver LLC to include 2024 billing rates.
7. Ninth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Acquisition Services.
8. Ninth Addendum to Independent Contractor Agreement with Bishop-Brogden Associates, Inc. for Water Rights Engineering Services.
9. Twelfth Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Operator in Responsible Charge Services.
10. 2023 Audit engagement letter and agreed upon procedures for EDOP from Schilling & Co.
11. Ninth Addendum to Independent Contractor Agreement with Elite Industries, Inc. for Landscape Maintenance Services.
12. Fifth Addendum to Independent Contractor Agreement with Generator Source LLLP, d/b/a Diesel Service and Supply for Generator Preventative Maintenance Services.
13. Fourth Addendum to Independent Contractor Agreement with Action Fire Hydrant Service, LLC.
14. Fourth Addendum to Independent Contractor Agreement with Element Engineering for General Engineering Services.
15. Third Addendum to Independent Contractor Agreement with Northern Colorado Constructors.
16. First Addendum to Independent Contractor Agreement with American West Construction.
17. First Addendum to Independent Contractor Agreement with Hydro Optimization and Automation Solutions.
18. Termination of Independent Contractor Agreement with Element Engineering for RO Treatment/Support.

RECORD OF PROCEEDINGS

Following review, upon a motion duly made by Director Wyckoff, seconded by Director Adams and, upon vote, unanimously carried, the Board approved/ratified approval of the Consent Agenda items.

FINANCIAL MATTERS

Fees and Charges:

Water Rate Model Related to 2024 Water Rates: Mr. Marcotte and Ms. Johnson presented the Water Rate Model to the Board. Discussion followed and the Board determined not to make any changes to the water base rate or usage fee for 2024.

Resolution No. 2023-12-01 Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities:

Following review, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-12-01 Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities, as amended, changing the system development fee for Country Club Ranchettes f/k/a Homestead Heights to \$34,000, effective January 1, 2024.

Resolution No. 2023-12-02 Amending Rules and Regulations (2019 Reissuance) and Appendix A:

Following review, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-12-02 Amending Rules and Regulations (2019 Reissuance) and Appendix A, as amended, changing the system development fee for Country Club Ranchettes f/k/a Homestead Heights to \$34,000, effective January 1, 2024.

ENGINEER'S REPORT

Mr. Marcotte presented the Engineer's Report to the Board.

CAPITAL PROJECTS UPDATES:

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

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

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

OPERATIONS AND MAINTENANCE MATTERS

Mr. Murphy presented the ORC report to the Board.

LEGAL MATTERS

None.

OTHER MATTERS

None.

COMMUNITY COMMENTS

None.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Jacoby, seconded by Director Fleck and, upon vote, unanimously carried, the meeting was adjourned at 5:56 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
Interim Claims List
January 26, 2024

Vendor	Invoice Number	Process Date	Amount
*My Asset Map LLC	E5F5CDB-0070	11/30/23	\$ 199.99
*Comcast	1974476Nov23	12/18/23	243.53
*Xcel Energy	5398600067Nov23	12/18/23	50.64
*Xcel Energy	5336053542Nov23	12/18/23	66.46
*United Power Inc	23129500Nov23	12/26/23	1,242.14
*My Asset Map LLC	E5F5CDB-0071	12/28/23	199.99
*Comcast	1974476Dec23	01/16/24	243.53
*Xcel Energy	Multiple	01/22/24	170.89
*Firstbank Treasury Management	Dec-23	01/24/24	538.93
		Auto Pay	<u>2,956.10</u>
White & Jankowski LLP	19224	11/29/23	2,624.00
Aldanas Custom Homes LLC	Refund	12/22/23	545.00
Badger Meter, Inc.	80144393	12/22/23	478.66
Bishop Brogden Associates, Inc	Multiple	12/22/23	7,141.38
CDPHE	FES2400250	12/22/23	687.50
CliftonLarsonAllen LLP	3986351	12/22/23	3,709.31
CliftonLarsonAllen LLP	3986350	12/22/23	4,331.50
CliftonLarsonAllen LLP	3984245	12/22/23	4,400.06
CMIT Solutions Of Boulder	33050	12/22/23	383.99
Diversified Underground	28819	12/22/23	40.00
Element Engineering, LLC	Multiple	12/22/23	8,720.00
Elite Industries, Inc.	9341	12/22/23	1,075.00
Hayes Poznanovic Korver LLC	49327	12/22/23	-
Hayes Poznanovic Korver LLC	Multiple	12/22/23	624.00
Maidpro	Multiple	12/22/23	192.00
Martin & Wood Water Consultants Inc.	Multiple	12/22/23	3,478.10
Pest Predator	4110	12/22/23	240.00
Ramey Enviromental Compliance, Inc	26750	12/22/23	11,856.40
Utility Notification Center of Colorado	Multiple	12/22/23	36.12
White & Jankowski LLP	19304	12/22/23	4,732.00
White Bear Ankele Tanaka & Waldron	Multiple	12/22/23	5,894.23
Badger Meter, Inc.	Multiple	01/26/24	13,052.70
Bishop Brogden Associates, Inc	Multiple	01/26/24	3,081.25
Diversified Underground	28984	01/26/24	95.00
Element Engineering, LLC	Multiple	01/26/24	935.00
Hayes Poznanovic Korver LLC	49516	01/26/24	-
Hayes Poznanovic Korver LLC	Multiple	01/26/24	1,525.00
Jorge & Karina Loya	Refund	01/26/24	219.91
Maidpro	Multiple	01/26/24	128.00
Martin & Wood Water Consultants Inc.	27350	01/26/24	1,650.00
Omnisite	92529	01/26/24	404.00
Pest Predator	4171	01/26/24	240.00
Ramey Enviromental Compliance, Inc	Multiple	01/26/24	13,803.77
Treatment Technology	190784	01/26/24	859.80
UMB Bank, N.A.	965720	01/26/24	400.00
White & Jankowski LLP	19374	01/26/24	6,928.00
White Bear Ankele Tanaka & Waldron	Multiple	01/26/24	2,553.59
		Bill.com	<u>107,065.27</u>
			<u><u>\$ 110,021.37</u></u>

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2023

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
DECEMBER 31, 2023

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 29,088
First Bank - Lockbox	622,041
Colostrust	3,716,193
Accounts Receivable - Customers	32,350
Accounts Receivable - Certified with County	2,242
Receivable from County Treasurer	5,768
AR - Horse Creek Retreat	(571)
AR - Inclusions	(7,688)
Prepaid Insurance	28,954
Total Current Assets	4,428,377
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,922,736
Accumulated Depreciation	(4,054,576)
Net Capital Assets	10,721,463
OTHER ASSETS	
Prepaid Bond Insurance, Net	17,744
Deferred Loss on Refunding	60,038
Other Assets	77,782
TOTAL ASSETS	\$ 15,227,622
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 33,120
Due to County Treasurer	566
Deposit - Refundable Water Meter	850
Accrued Interest Payable	16,683
Loan Series 2020 - Current Portion	190,000
Total Current Liabilities	241,219
LONG - TERM LIABILITIES	
Loan - Series 2020	1,565,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	223,605
Total Long-Term Liabilities	6,163,605
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	5,916
Total Deferred Inflows of Resources	5,916
NET POSITION	
Net Position	8,816,882
Total Net Position	8,816,882
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 15,227,622

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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 TWELVE MONTHS ENDED DECEMBER 31, 2023

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 179,635
Service Charges - Rocking Horse	138,385
Service Charges - Box Elder	217,767
Service Charges - Hayesmount	31,210
Inspection Fees	5,790
Transfer Fees	6,476
Utility Penalties	757
Box Elder - Water Lease Irrigation	7,500
SDF - Country Club Ranchettes	210,240
TOTAL OPERATING REVENUES	797,760
OPERATING EXPENSES:	
Utilities	63,524
Customer Billing	43,849
Distribution System Mntc	12,693
Engineering - Administration	8,180
Engineering - Operations	13,367
Equipment and Tools	1,387
Facility Maintenance & Repair	27,912
Generator Preventative Mntc	10,164
GIS	2,400
Locates	10,980
Operator Services	137,272
Plant Supplies	12,683
Testing and Reporting	9,621
Treatment - Maintenance & Repair	18,133
Water Meters - Cap	5,279
Water Rights Dev - Eng.	59,512
Water Rights Dev - Legal	32,703
Well - Rehab & Repair	5,932
TOTAL OPERATING EXPENSES	475,591
NET INCOME (LOSS)	322,169
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	1,022,571
Specific Ownership Taxes	70,112
Interest Income	205,943
Other Revenue	600
Available of Service Fees	13,939
Accounting	(46,137)
Audit	(7,330)
County Treasurer's Fee	(15,353)
Directors' Fees	(5,400)
District Management	(90,650)
Dues and Membership	(1,238)
Election	(2,741)
Insurance and Bonds	(26,215)

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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GREATROCK NORTH WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023

ENTERPRISE FUND

Legal	(43,604)
Miscellaneous	(40,675)
Payroll Taxes	(336)
Website	(361)
Bond Interest - 2017	(172,244)
Loan Interest - 2020	(23,166)
Loan Principal - 2020	(190,000)
Paying Agent Fees	<u>(400)</u>
TOTAL OTHER REVENUES AND (EXPENDITURES)	<u>647,315</u>
 CHANGE IN NET POSITION	 <u>969,484</u>
 BEGINNING NET POSITION	 <u>7,847,398</u>
 ENDING NET POSITION	 <u>\$ 8,816,882</u>

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 225,310	\$ 179,635	\$ (45,675)	79.73 %
Service Charges - Rocking Horse	165,803	138,385	(27,418)	83.46 %
Service Charges - Box Elder	262,287	217,767	(44,520)	83.03 %
Service Charges - Hayesmount	35,272	31,210	(4,062)	88.48 %
Inspection Fees	2,000	5,790	3,790	289.50 %
Transfer Fees	3,000	6,476	3,476	215.87 %
Utility Penalties	5,000	757	(4,243)	15.14 %
Water Meters	4,000	-	(4,000)	- %
Dev Fees - Hayesmount Estates	25,560	-	(25,560)	- %
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
SDF - Country Club Ranchettes	-	210,240	210,240	- %
Property Taxes	1,022,556	1,022,571	15	100.00 %
Specific Ownership Taxes	71,579	70,112	(1,467)	97.95 %
Interest Income	30,000	205,943	175,943	686.48 %
Other Revenue	-	600	600	- %
Available of Service Fees	24,480	13,939	(10,541)	56.94 %
TOTAL REVENUES	1,884,347	2,110,925	226,578	112.02 %
EXPENDITURES				
Administrative	299,388	280,039	19,349	93.54 %
Operations	874,609	475,592	399,017	54.38 %
Capital	3,658,054	58,805	3,599,249	1.61 %
Debt Service	386,610	385,810	800	99.79 %
TOTAL EXPENDITURES	5,218,661	1,200,246	4,018,415	23.00 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	- %
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	(3,334,314)	910,679	4,244,993	
BEGINNING FUNDS AVAILABLE				
		3,460,559		
ENDING FUNDS AVAILABLE				
		\$ 4,371,238		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		10,721,464		
Debt Obligation, Net		(6,269,907)		
Deferred Inflow of Resources		(5,916)		
ENDING NET POSITION		\$ 8,816,879		

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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 TWELVE MONTHS ENDED DECEMBER 31, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 50,000	\$ 46,137	\$ 3,863	92.27 %
Audit	13,000	7,330	5,670	56.38 %
County Treasurer's Fee	15,338	15,353	(15)	100.10 %
Directors' Fees	6,000	5,400	600	90.00 %
District Management	90,000	90,650	(650)	100.72 %
Dues and Membership	1,400	1,238	162	88.43 %
Election	50,000	2,741	47,259	5.48 %
Insurance and Bonds	21,000	26,215	(5,215)	124.83 %
Legal	44,150	43,604	546	98.76 %
Miscellaneous	8,000	40,675	(32,675)	508.44 %
Payroll Taxes	500	336	164	67.20 %
Website	-	361	(361)	-%
Total Administrative	<u>299,388</u>	<u>280,040</u>	<u>19,348</u>	<u>93.54 %</u>
Operations				
Utilities	75,000	63,524	11,476	84.70 %
Contingency	70,000	-	70,000	-%
Customer Billing	36,000	43,849	(7,849)	121.80 %
Distribution System Mntc	22,900	12,693	10,207	55.43 %
Engineering - Administration	20,100	8,180	11,920	40.70 %
Engineering - Operations	33,000	13,367	19,633	40.51 %
Equipment and Tools	5,000	1,387	3,613	27.74 %
Facility Maintenance & Repair	53,600	27,912	25,688	52.07 %
Generator Preventative Mntc	15,000	10,164	4,836	67.76 %
GIS	3,000	2,400	600	80.00 %
Locates	9,000	10,980	(1,980)	122.00 %
Meter Reading	1,000	-	1,000	-%
Operator Services	129,524	137,272	(7,748)	105.98 %
Plant Supplies	22,000	12,683	9,317	57.65 %
Rules and Regulations	2,000	-	2,000	-%
Testing and Reporting	12,400	9,621	2,779	77.59 %
Treatment - Maintenance & Repair	82,085	18,133	63,952	22.09 %
Water Meters - Cap	4,000	5,279	(1,279)	131.98 %
Water Rights Dev - Eng.	54,000	59,512	(5,512)	110.21 %
Water Rights Dev - Legal	135,000	32,703	102,297	24.22 %
Well - Rehab & Repair	90,000	5,932	84,068	6.59 %
Total Operations	<u>874,609</u>	<u>475,591</u>	<u>399,018</u>	<u>54.38 %</u>
Capital				
Alluvial Well	-	189	(189)	-%
Concentrate Pond	3,658,054	38,630	3,619,424	1.06 %
Reverse Osmosis Unit Upgrade	-	19,985	(19,985)	-%
Total Capital	<u>3,658,054</u>	<u>58,804</u>	<u>3,599,250</u>	<u>1.61 %</u>
Debt Service				
Bond Interest - 2017	172,244	172,244	-	100.00 %
Loan Interest - 2020	23,166	23,166	-	100.00 %
Loan Principal - 2020	190,000	190,000	-	100.00 %
Paying Agent Fees	1,200	400	800	33.33 %
Total Debt Service	<u>386,610</u>	<u>385,810</u>	<u>800</u>	<u>99.79 %</u>
TOTAL	<u>\$ 5,218,661</u>	<u>\$ 1,200,245</u>	<u>\$ 4,018,416</u>	<u>23.00 %</u>

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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GREATROCK NORTH WATER & SANITATION DISTRICT
Schedule of Cash Position
December 31, 2023
Updated as of January 18, 2024

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of December 31, 2023	\$ 29,087.50
Subsequent activities:	
01/04/24 - Deposit	1,684.87
01/04/24 - Deposit	833.51
01/04/24 - ADP Wage Pay	(184.70)
01/05/24 - Deposit	640.86
01/08/24 - Deposit	1,510.41
01/08/24 - Box Elder Lease Payment	7,500.00
01/09/24 - Deposit	175.00
01/10/24 - Deposit	585.00
01/11/24 - Deposit	119.24
01/11/24 - Deposit	83.11
01/16/24 - Deposit	242.10
01/16/24 - Comcast ACH	(243.53)
01/17/24 - Transfer from ColoTrust	30,000.00
<i>Anticipated activities</i>	
<i>Anticipated transfer from ColoTrust</i>	-
<i>Anticipated Bill.com Payments</i>	(47,141.10)
<i>Anticipated balance</i>	24,892.27
 <u>First Bank - Lockbox Account (3070)</u>	
Balance as of December 31, 2023	622,041.38
Subsequent activities:	
01/03/24 - Paymentech Fee	(30.00)
01/12/24 - Deposits to Date	23,390.49
<i>Anticipated activities</i>	
<i>Anticipated balance</i>	645,401.87
 <u>ColoTrust - General (8001)</u>	
Balance as of December 31, 2023	3,716,193.10
Subsequent activities:	
01/17/24 - Transfer to First Bank	(30,000.00)
<i>Anticipated activities</i>	
<i>Anticipated Transfer to First Bank</i>	-
<i>Anticipated balance</i>	3,686,193.10
Grand Total	\$ 4,356,487.24

Yield information as of 12/31/23

FirstBank Lockbox - 4.5000%

ColoTrust - 5.5660%

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2023**

	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	\$ -	\$ -	\$ 5,611.48	\$ -	\$ -	\$ 5,611.48	0.00%	0.00%	\$ 13,788.83	0.82%	0.82%
February	395,156.90	-	5,613.70	-	(5,927.35)	394,843.25	38.64%	38.64%	56,379.08	4.99%	5.81%
March	83,224.41	-	5,819.26	15.49	(1,248.59)	87,810.57	8.14%	46.78%	412,070.07	40.24%	46.06%
April	88,092.25	20,128.58	(129.49)	0.09	(1,623.31)	106,468.12	10.58%	57.37%	57,333.50	5.67%	51.73%
May	24,012.82	196.00	10,788.52	42.35	(360.84)	34,678.85	2.37%	59.73%	60,849.73	5.48%	57.21%
June	385,561.69	-	5,443.72	45.94	(5,784.10)	385,267.25	37.71%	97.44%	407,442.84	39.80%	97.01%
July	12,641.68	3.29	6,099.02	323.41	(194.52)	18,872.88	1.24%	98.68%	21,786.28	0.79%	97.80%
August	3,363.59	-	6,566.45	129.05	(52.39)	10,006.70	0.33%	99.00%	17,995.76	1.13%	98.93%
September	3.82	-	6,624.90	0.04	(0.06)	6,628.70	0.00%	99.01%	9,522.00	0.20%	99.13%
October	6,146.93	-	5,499.88	340.99	(97.32)	11,890.48	0.60%	99.61%	6,640.52	0.02%	99.15%
November	4,034.72	4.23	6,406.42	267.89	(64.59)	10,648.67	0.39%	100.00%	6,304.56	0.02%	99.17%
December	-	-	5,767.70	-	-	5,767.70	0.00%	100.00%	6,036.26	0.00%	99.17%
	\$ 1,002,238.81	\$ 20,332.10	\$ 70,111.56	\$ 1,165.25	\$ (15,353.07)	\$ 1,078,494.65	100.00%	100.00%	\$ 1,076,149.43	99.17%	99.17%

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	\$ 663,577.00	64.89%	\$ 663,586.68	100.00%
Debt Service Fund	358,979.00	35.11%	358,984.23	100.00%
	\$ 1,022,556.00	100.00%	\$ 1,022,570.91	100.00%

	31.323
	16.945
\$ 21,184,980	48.268

Specific Ownership Tax

General Fund	\$ 46,450.00	64.89%	\$ 45,497.73	97.95%
Debt Service Fund	25,129.00	35.11%	24,613.83	97.95%
	\$ 71,579.00	100.00%	\$ 70,111.56	97.95%

Treasurer's Fees

General Fund	\$ 9,953.00	64.89%	\$ 9,962.78	100.10%
Debt Service Fund	5,385.00	35.11%	5,390.29	100.10%
	\$ 15,338.00	100.00%	\$ 15,353.07	100.10%

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of December 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 · AR - Country Club Ranch #2 Inclusion							
2019 Totals					31,269.51	28,351.10	2,918.41
2020 Totals					36,503.23	32,000.00	4,503.23
2021 Totals					30,810.75	41,939.76	(11,129.01)
2022 Totals					14,131.71	10,000.00	4,131.71
Bill	01/31/2023	0005-09	Element Engineering, LLC	Inclusion Costs	1,200.00	-	1,624.34
Bill	01/31/2023	47490	Hayes Poznanovic	Inclusion Costs	700.00	-	2,324.34
Bill	02/15/2023	51427	Bishop Brogden Associates, Inc	Inclusion Costs	198.75	-	2,523.09
Bill	02/28/2023	47608	Hayes Poznanovic	Inclusion Costs	1,675.00	-	4,198.09
Bill	02/28/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,258.09
Bill	03/31/2023	3647778	CliftonLarsonAllen LLP	Inclusion Costs	630.00	-	4,888.09
Bill	03/31/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,948.09
Bill	04/30/2023	0007-03	Element Engineering LLC	Inclusion Costs	75.00	-	5,023.09
Bill	04/30/2023	3724101	CliftonLarsonAllen LLP	Inclusion Costs	1,350.00	-	6,373.09
Bill	04/30/2023	51790	Bishop Brogden Associates, Inc	Inclusion Costs	1,373.00	-	7,746.09
Bill	04/30/2023	47988	Hayes Poznanovic	Inclusion Costs	3,225.00	-	10,971.09
Bill	05/15/2023	52023	Bishop Brogden Associates, Inc	Inclusion Costs	1,656.25	-	12,627.34
Deposit	05/24/2023	1180	Premier Community Development	Depsoit	-	10,000.00	2,627.34
Bill	05/31/2023	0007-04	Element Engineering LLC	Inclusion Costs	720.00	-	3,347.34
Bill	5/31/23	28233	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	3,173.40	-	6,520.74
Bill	05/31/2023	48177	Hayes Poznanovic	Inclusion Costs	3,100.00	-	9,620.74
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	780.00	-	10,400.74
Bill	06/15/2023	52162	Bishop Brogden Associates, Inc	Inclusion Costs	3,776.25	-	14,176.99
Bill	06/30/2023	0005-10	Element Engineering LLC	Inclusion Costs	2,805.00	-	16,981.99
Bill	06/30/2023	0007-05	Element Engineering LLC	Inclusion Costs	1,680.00	-	18,661.99
Bill	06/30/2023	28668	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	5,332.43	-	23,994.42
Bill	06/30/2023	48335	Hayes Poznanovic	Inclusion Costs	2,000.00	-	25,994.42
Bill	06/30/2023	48350	Hayes Poznanovic	Inclusion Costs	175.00	-	26,169.42
Bill	06/30/2023	807915	CliftonLarsonAllen LLP	Inclusion Costs	420.00	-	26,589.42
Bill	07/15/2023	52345	Bishop Brogden Associates, Inc	Inclusion Costs	1,656.25	-	28,245.67
Bill	07/31/2023	0007-09	Element Engineering LLC	Inclusion Costs	1,740.00	-	29,985.67
Bill	07/31/2023	29124	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	2,347.25	-	32,332.92
Bill	08/15/2023	52505	Bishop Brogden Associates, Inc	Inclusion Costs	1,590.00	-	33,922.92
Bill	08/31/2023	0007-10	Element Engineering LLC	Inclusion Costs	840.00	-	34,762.92
Bill	08/31/2023	29758	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	1,242.10	-	36,005.02
Bill	08/31/2023	48749	Hayes Poznanovic	Inclusion Costs	1,000.00	-	37,005.02
Bill	09/15/2023	52771	Bishop Brogden Associates, Inc	Inclusion Costs	397.50	-	37,402.52
Bill	09/30/2023	0007-11	Element Engineering LLC	Inclusion Costs	3,345.00	-	40,747.52
Bill	09/30/2023	30359	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	779.00	-	41,526.52
Bill	09/30/2023	48942	Hayes Poznanovic	Inclusion Costs	600.00	-	42,126.52
Bill	09/30/2023	3910153	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	42,186.52
Bill	10/31/2023	52899	Bishop Brogden Associates, Inc	Inclusion Costs	331.25	-	42,517.77
Bill	10/31/2023	30772	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	345.94	-	42,863.71
Bill	10/31/2023	49136	Hayes Poznanovic	Inclusion Costs	500.00	-	43,363.71
Bill	10/31/2023	3956351	CliftonLarsonAllen LLP	Inclusion Costs	750.00	-	44,113.71
Bill	11/15/2023	5307	Bishop Brogden Associates, Inc	Inclusion Costs	1,258.75	-	45,372.46
Deposit	11/21/2023	1223	Country Club Ranchettes LLC	Deposit	-	47,186.52	(1,814.06)
Bill	11/30/2023	31290	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	389.50	-	(1,424.56)
Bill	11/30/2023	49328	Hayes Poznanovic	Inclusion Costs	125.00	-	(1,299.56)
Bill	12/31/2023	53286	Bishop Brogden Associates, Inc	Inclusion Costs	331.25	-	(968.31)
Bill	12/31/2023	32000	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	1,107.00	-	138.69
Bill	12/31/2023	49517	Hayes Poznanovic	Inclusion Costs	275.00	-	413.69
2023 Totals					57,175.87	57,186.52	(10.65)
Total 401255 · AR - Country Club Ranch #2 Inclusion					169,891.07	169,477.38	413.69
401256 · AR - Ridgeview Estates Inclusion							
2019 Totals					3,833.01	3,500.00	333.01
2020 Totals					7,726.69	8,000.00	(273.31)
2021 Totals					7,485.21	6,000.00	1,485.21
2022 Totals					5,775.44	4,000.00	1,775.44
Deposit	08/01/2023	1102	Ridgeview Properties LLC	Deposit	-	3,320.35	-
2023 Totals					-	3,320.35	(3,320.35)
Total 401256 · AR - Ridgeview Estates Inclusion					24,820.35	24,820.35	-

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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 December 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401257 · AR - Hayesmount Estates Inclusion							
Total 401257 · AR - Hayesmount Estates Inclusion					<u>5,243.27</u>	<u>5,243.27</u>	<u>-</u>
401258 · AR - Homestead Heights/CC#1 Inclusion							
2019 Totals					<u>2,929.50</u>	<u>-</u>	<u>2,929.50</u>
2020 Totals					<u>5,924.31</u>	<u>5,000.00</u>	<u>924.31</u>
2021 Totals					<u>20,183.98</u>	<u>21,625.00</u>	<u>(1,441.02)</u>
2022 Totals					<u>2,325.00</u>	<u>-</u>	<u>2,325.00</u>
Bill	03/31/2023	51573	Bishop Brogden Associates, Inc	Inclusion Costs	927.50	-	5,665.29
Bill	05/24/2023	1180	Premier Community Developments, LTD.	Deposit	-	10,000.00	(4,334.71)
2023 Totals					<u>927.50</u>	<u>10,000.00</u>	<u>(9,072.50)</u>
Total 401258 · AR - Homestead Heights/CC#1 Inclusion					<u>32,290.29</u>	<u>36,625.00</u>	<u>(4,334.71)</u>
401259 · AR - Epic Estates Inclusion							
2021 Totals					<u>1,969.25</u>	<u>5,000.00</u>	<u>(3,030.75)</u>
2022 Totals					<u>4,818.62</u>	<u>10,000.00</u>	<u>(5,181.38)</u>
Bill	04/30/2023	0006-03	Element Engineering, LLC	Inclusion Costs	75.00	-	(8,137.13)
Bill	04/30/2023	47990	Hayes Poznanovic	Inclusion Costs	375.00	-	(7,762.13)
Bill	04/30/2023	47990	CliftonLarsonAllen LLP	Inclusion Costs	300.00	-	(7,462.13)
Bill	05/15/2023	52024	Bishop Brogden Associates, Inc	Inclusion Costs	1,153.63	-	(6,308.50)
Bill	05/31/2023	0006-04	Element Engineering, LLC	Inclusion Costs	750.00	-	(5,558.50)
Bill	05/31/2023	48178	Hayes Poznanovic	Inclusion Costs	750.00	-	(4,808.50)
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	540.00	-	(4,268.50)
Bill	08/15/2023	52506	Bishop Brogden Associates, Inc	Inclusion Costs	66.25	-	(4,202.25)
Bill	09/30/2023	3910153	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	(4,142.25)
Bill	12/31/2023	0006-05	Element Engineering, LLC	Inclusion Costs	375.00	-	(3,767.25)
2023 Totals					<u>4,444.88</u>	<u>-</u>	<u>4,444.88</u>
Total 401259 · AR - Epic Estates Inclusion					<u>11,232.75</u>	<u>15,000.00</u>	<u>(3,767.25)</u>
401261 · AR - Horse Creek Retreat Inclusion							
2022 Totals					<u>2,428.75</u>	<u>3,000.00</u>	<u>(571.25)</u>
Total 401261 · AR - Horse Creek Retreat Inclusion					<u>2,428.75</u>	<u>3,000.00</u>	<u>(571.25)</u>

PRELIMINARY DRAFT - SUBJECT TO CHANGE

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 Dec 15th, 2023 – Jan 15th, 2024

Daily Operations Summary

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

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

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

12/15/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Daily rounds, operations, and data recordings for BE, RHF, and GRN. Delivered notices to BECR residents about shutdown next week to repair leak in distribution flow meter vault.

12/18/23 (4.0hr) Rounds and checks at each facility. REC ESD on site to make repairs to leak in BECR distribution flow meter vault. REC ESD repaired leak in manhole feeding BECR subdivision with minimal down time to the system. Verified that flow meter is damaged and needs to be replaced, REC ESD to submit proposal for replacement.

12/19/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/20/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed water shutoffs and reinstatements of service once the payment was verified.

12/21/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/22/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

12/25/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility

12/26/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Assisted resident with water shutoff and turn back on at 16680 Joppa St for plumbing repairs within their home.

12/27/23(4.0hr) Routine site visit. Regular rounds and checks of each facility

12/28/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Called out for water line to break and water running down road. Upon arrival was able to determine the issue to be on the resident's irrigation system, assisted the resident with isolating the irrigation system.

12/29/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/1/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Reset Booster Pump #1 at BECR due to fail to start alarm, resumed normal operations.

1/02/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed well meter reads and updating all spreadsheets for 2024.

1/03/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Installed new hard drive for HOA solutions on SCADA computer. Adjusted fill valve at RHF.

1/05/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/06/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/08/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/09/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Upon normal rounds, the chlorine residual to be much lower than expected. Troubleshooting the issue found the chlorine system to have a clog somewhere between the pump room and injection point. REC ESD onsite to replace tubing and chlorine injector. Normal operations resumed following repairs.

1/10/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/11/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed manual meter reads and sent information to CLA.

1/12/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Responded afterhours to communications fault for Alluvial Well 2.

1/15/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

Dec 15th – Jan 15th, 2024

RO Concentrate Flow: 1 Pond (South)	570143
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Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (μSeimens)
12/18/23	200	55	79	13
12/19/23	201	55	78	13
12/20/23	204	53	79	13
12/21/23	199	52	79	14
12/25/23	199	53	80	16
12/26/23	202	54	79	13
1/1/24	201	49	79	20
1/5/24	197	50	80	17
1/11/24	205	53	79	13

Installed From: 12/11/23 To: 01/12/24

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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Resolution No. 2024-02-01

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

**CONCERNING THE LOCATION OF REGULAR MEETINGS
OF THE BOARD OF DIRECTORS**

WHEREAS, Greatrock North Water and Sanitation District (the “District” and the Board of Directors of each District, the “Board”) was formed pursuant to § 32-1-101 *et seq.*, C.R.S., by order of the District Court in and for Adams County, Colorado, and after approval of the District’s eligible electors at a regular election held for that purpose; and

WHEREAS, pursuant to § 32-1-903(1), C.R.S., the Board shall meet regularly at a time and in a location to be designated by the Board; and

WHEREAS, pursuant to § 32-1-903(5)(a), C.R.S., “location” means the physical, telephonic, electronic, or other virtual place, or combination of such means where a meeting can be attended; and

WHEREAS, § 32-1-903(4), C.R.S., provides that the method of conducting any meeting held prior to the effective date of this section, as amended, by telephonic, electronic, or other virtual means is validated, ratified, confirmed, and may not be challenged; and

WHEREAS, the Board desires to designate the location for regular meetings of the Board.

NOW, THEREFORE, the District’s Board of Directors hereby RESOLVES as follows:

1. **Designation of Regular Meeting Location:** As of the date hereof, all regular and/or special meetings of the District’s Board of Directors shall be held as follows:

By telephonic, electronic, or other virtual means, and notice of all meetings of the Board shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting AND physical meeting location notes below.

AND

Physical Meeting Location: Reverse Osmosis Treatment Facility
16373 Rayburn Street
Hudson, CO 80642

2. **Notice of Meetings Location.** All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and notices of electronic meetings shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting.

3. **Effect of Resolution.** The above dates, time and location shall remain in effect until contrary action is taken by the District's Board of Directors, which action must comply with § 32-1-903(1), C.R.S., or §§ 32-1-903(1)(a), (b), C.R.S.

[Remainder of page intentionally left blank.]

ADOPTED this 6th day of February, 2024.

GREATROCK NORTH WATER AND SANITATION
DISTRICT

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 Location of Special and Regular Meetings

Resolution No. 2024-02-02

**RESOLUTION
OF THE BOARDS OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT
DESIGNATING MEETING NOTICE POSTING LOCATION**

WHEREAS, the Greatrock North Water and Sanitation (each a “**District**”, and the Board of Directors of each District, the “**Board**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§ 24-6-401, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates <https://greatrocknorthwsd.colorado.gov/> as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.

2. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District’s website: the water tank at 16373 Rayburn Street, Hudson, Colorado.

ADOPTED FEBRUARY 6, 2024.

DISTRICT:

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

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

[Signature Page to Resolution Designating the Meeting Notice Posting Location]

FOURTH ADDENDUM
TO
INDEPENDENT CONTRACTOR AGREEMENT
(Repair Services)

This FOURTH ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Third Addendum”) is entered into this 5th day of December 2023, effective January 1, 2024, by and between 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 13, 2015, as amended by the *First Addendum Independent Contractor Agreement*, dated December 1, 2020, and the *Second Addendum Independent Contractor Agreement*, dated August 18, 2023, and the *Third Addendum Independent Contractor Agreement*, dated October 23, 2023 (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 as set forth in the Agreement to reflect a change in the Contractor’s rate.

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 COMPENSATION SCHEDULE. The District and the Contractor hereby amend and replace the Compensation Schedule set forth in Exhibit A-1 of the Second Addendum with the Compensation Schedule set forth in **Exhibit A-3**, attached hereto and incorporated by reference. This Fourth Addendum shall be effective on January 1, 2024.

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.

[Signature Page Follows.]

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:
NORTHERN COLORADO CONSTUCTORS,
INC., a Colorado corporation

Printed Name: _____

Title: _____

EXHIBIT A-3
COMPENSATION SCHEDULE

ENGINEER'S PROGRESS REPORT

Date: February 6, 2024
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

The Certificate of Substantial Completion has been provided to Moltz Construction. The date of Substantial Completion was set for October 6, 2022. The advertisement for final payment was posted as required and the final payment was issued. The end of the two-year warranty period is October 6, 2024.

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. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30th, 2023.

The district approved the CMAR bidding approach at the March 7th meeting. Element is working with the district's attorney to compile an Owner-CMAR agreement. Upon completion of this agreement, the CMAR bid documents will be completed and advertised.

The bid package is complete and we have forwarded all items to the district council to review. The attorneys are working to finalize the Owner-CMAR agreement.

The county has requested some minor modifications to the grading which are being completed. We are finalizing that for final re-submittal to the county. Our next step will be the planning commission and board of county commissioners.

The district's attorney has provided both the Owner-CMAR agreement and the Owner-Contract agreement. The CMAR bid package has been advertised and the bid package has been assembled. The following is the bid schedule for the CMAR process:

RFP Release Date	June 2 nd at 4:00 PM
Non-Mandatory Pre-Bid Meeting	June 9 th at 10:00 AM
Last Day to Request Interpretations of the Documents	June 16 th at 4:00 PM
Proposals Due (via email to nmarcotte@elementengineering.net)	June 23 rd at 4:00 PM
Anticipated Design Phase CMAR Award	July Board Meeting

Element has finalized and re-submitted all documents to CDPHE and Adams County for permitting purposes. This includes all grading and drainage changes requested by Adams County.

The CMAR package for the Third Concentrate Pond advertised and bid. The district received two (2) proposals. Please see the attached summary and recommendation letter for a detailed analysis of the bids and a recommendation for award.

Element held a project kickoff meeting with PES and representatives from their subcontractor team on August 24, 2023. The meeting went well with discussion centering around the team's ideas for value engineering. While the entire project was discussed, detailed questions discussed were as follows:

- Will a 4-ft fence be acceptable rather than the currently specified 6-ft fence? This will save significant money given the length of the fence.
- Use of the existing concentrate pond water for compaction will save significantly on water haul costs from on offsite area.
- A 40-mil under liner instead of the currently specified 60-mil is requested to save money.
- A slightly re-balancing of dirt work will ensure no net import or export is required.

We are currently awaiting approval from both CDPHE and Adams County to proceed with construction. Adams County has indicated that our Conditional Use Permit Application has satisfied their requirements and they are working to schedule our project on the board of county commissioners and the planning commission meetings.

Adams County has scheduled our Planning Commission and Board of County Commissioner Hearings. These dates are as follows:

- Planning Commission: October 25 at 5:00 PM
- BOCC: November 14th at 9:30 AM

CDPHE has reviewed our most recent submittal and provided us with a list of additional questions. We are working on responding to that request for information. The planning commission and BOCC have both approved the project. CDPHE approval is the final item required to go to construction.

Element requested and held a meeting with CDPHE on January 29, 2024. In this meeting we reviewed our comment responses, the updates to the plans and EDOP, and reviewed our request to use the brine water for beneficial use (compaction). We requested CDPHE expedite their review and come to us with any questions and concerns. We also let them know the district is very eager to get the project to construction. We were not given a firm date for turnaround on the review, but CDPHE indicated they would coordinate with us on questions.

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 30th, 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 22nd at REC offices.

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

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

Element 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.

Element is now meeting monthly with the district manager and operator to go over district related tasks, and make sure coordination and progress is ongoing.

Element completed a design schematic of the necessary work to replace the existing Rocking Horse Farm water storage tank fill valve. These exhibits are attached. It is likely the project will cost less than the statutory public bid requirement of \$120,000. Therefore, it is recommended that the district solicit an on-call contractor for a price to complete the work. HAO solutions will also need to coordinate electrical and control work for the new actuated valve.

Element assisted the district in completing an application for the CDPHE Technical Assistance Grant. This grant is for \$25,000 and is intended to support the district in funding a district-wide hydraulic model.

Element assisted the district in preparing a rate model based on the 2024 budget. This model will be presented and reviewed at the district's board meeting.

No work this period.

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 21st, 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 21st, 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.

No work this period.

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 16th, 2021. Onsite construction work started on July 21st, 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.

We have final documents for Initial Acceptance and anticipate board approval during the February meeting. These documents have been submitted to the attorney for review.

Element is planning to GIS the new infrastructure in CCRF1 and upload it to the district's GIS software. Work should be completed during the month of June.

The GIS work for the Country Club Ranchettes Filing 1 work has been completed and the all linework and data added to the district's GIS system.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th, 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 comments.

Element met with the district staff to review the inclusion agreement. During this review it was determined that a capacity analysis would need to be updated to document that the district has adequate capacity to serve CCR F2. This capacity analysis will be completed to ensure the inclusion can be adequately served by existing district infrastructure, or if additional infrastructure by the developer is required.

A district-wide capacity analysis is currently being worked on. This will assist in determining what, if any, capital improvements are necessary for the CCRF1 Inclusion Agreement.

The capacity analysis has been completed and submitted to the district for consideration. This capacity analysis is a district-wide model that should be updated with the addition of any new development.

No work this period.

3. Ridgeview Estates

This subdivision has gained Initial Acceptance.

Element assisted in coordination for final acceptance of Ridgeview Estates.

4. Epic Estates

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

Element attended an inclusion meeting at the CLA offices to discuss the Epic Estates inclusion process and needed information. We specifically requested water quality results from Epic's raw water wells. A sampling and testing battery of necessary information was sent to Epic Estates.

Element reviewed water quality data collected and presented by Epic Estates. We held a meeting to discuss the water quality and its implications to the district and developer.

5. Horse Creek Retreat

No work this period.

OTHER PROJECTS:**1. 2023 Tap Fee Update**

The GNWSD board approved Element to compile an updated tap fee analysis. This work is currently being assigned to our staff and is being compiled. We are completing a district-wide capacity analysis prior to finalizing this tap fee analysis.

The tap fee analysis has been completed and submitted to the district for review and approval.

The tap fee analysis has been completed and presented to the board.

No work this period.



Greatrock North Water & Sewer District
ORC Report
February 6, 2024

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 problems. 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.

Update – Element Engineering has completed drawings for valve replacement work.

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 11/27/23 NCC onsite working on replace the leaking South Tank valve. Work anticipated to be completed by 11/30/23.

Update 11/30/23 Valve replacement work has been completed and RO decommissioning scheduled for January 2024.

Augmentation

On 12/19/23 BBA Water requested augmentation be set to 45 GPM. Augmentation set to 45 GPM on 12/19/23.

On 12/29/23 BBA water requested augmentation be set to 30 gpm and shut down on January 2, 2024. Augmentation set to 30 gpm on 12/29/23 and shut down on January 2, 2024.

Additional Activities

Completed annual backflow assembly inspection of district hydrant meter and backflow assembly at BECR WTP.

Completed maintenance items at BECR WTP included repairs to hot water heating system and installed security plate on south door of BECR WTP.

Received replacement ERT's and water meters and began working on replacing failed equipment on "no read list".

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
Dec-23					191	29	213	24	237	28
Nov-23					322	44	167	18	170	23
Oct-23	1283	646	1280	632	119	16	162	26	174	27
Sep-23					140	18	135	21	142	22
Aug-23					256	73	173	17	267	77
Jul-23	1230	559	1265	554	303	92	217	84	340	63
Jun-23					147	17	174	22	152	14
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Minimum	1002	537	988	537	119	16	135	17	142	14
Maximum	1283	646	1280	632	677	318	505	184	494	181
Average	1153	574	1147	568	268	75	256	66	273	86