

GREATROCK NORTH WATER AND SANITATION DISTRICT

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Greenwood Village, CO 80111
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www.colorado.gov/greatrocknorthwsd

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: March 1, 2022
TIME: 4:30 P.M.
LOCATION: This meeting will be held via teleconferencing and can be joined through the directions below:
ACCESS: You can attend the meeting in any of the following ways:

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

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

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
March 1, 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).

E. Water Rights Update / Chris Sanchez and Matthew S. Poznanovic (enclosure - 004)

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 February 9, 2022 special meeting (enclosure –005).
 2. Ratify approval of the payment of claims for the period ending February 23, 2022 in the amount of \$60,690.52 (enclosure - 006).
 3. Operations and Maintenance Activities Report (enclosure – 007).
 4. Review meter installation report (enclosure – 008).
 5. Acceptance of cash position schedule and unaudited financial statements for the period ending January 31, 2022 and Inclusion Summary (enclosure - 009).
 6. Adopt Resolution No. 2022-03-01: Designating Location to Post 24-Hour Meeting Notice (enclosure – 010).
 7. Ratify the approval of a cost estimate from Ramey Environmental Inc. for rebuild of pump No. 1 at the Greatrock North Pump station in an amount not to exceed \$4,310.02 (enclosure – 011).
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III. FINANCIAL MATTERS

Greatrock North Water and Sanitation District
March 1, 2022 Agenda

IV. ENGINEER’S REPORT (enclosure – 012)

A. Capital Projects Update

1. Third Alluvial Well

2. Evaporation Pond

3. Reverse Osmosis Treatment Facility

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 013).

VI. LEGAL MATTERS

A. Update on 2022 Director’s Election.

VII. OTHER MATTERS

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

B. Status of Hayesmount Estates.

C. Status of Ridgeview Estates.

D. Status of Country Club Ranchettes Filing No. 2 (enclosure – 014).

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

Greatrock North Water and Sanitation District
March 1, 2022 Agenda

**THE NEXT MEETING IS SCHEDULED
for Tuesday, April 5, 2022
at 4:30 p.m.**

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p> <p>9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements.</p> <p>12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants.</p> <p>02/23/2022 – water line and well easements approved by BOD.</p>
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.

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/7/2021: Met yesterday with Blanco regarding tie in at tank site.</p> <p>1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants.</p> <p>2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required.</p> <p>5/4/2021: onsite water improvements in process and project is almost complete.</p> <p>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.</p> <p>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.</p> <p>9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer.</p> <p>12/28/2021 – Nick drafted initial acceptance letter and transmitted to developer.</p> <p>2/23/2022 – Nick followed up with David Moore in February.</p>
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				<p>1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>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.</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs.</p> <p>4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl</p> <p>4/9/21: Jay indicates easements should be on title work.</p> <p>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.</p>
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</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>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> <p>2/23/2022 – Element working on permit requirements with Adams County.</p>
RO Treatment Plant Upgrade	2/19/19	Nick	N/A	1		X				<p>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.</p> <p>1/5/2021: No comments received from CDPHE yet.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021.</p> <p>5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.</p> <p>7/6/2021: Nick to prepare major PUD amendment and process through Adams County</p> <p>7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after.</p> <p>8/5/21: PUD Application submitted to Adams County.</p> <p>8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p> <p>9/16/21: Pre-construction meeting held to discuss access and begin site stage.</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>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>
SCADA/Telemetry Control Upgrade	2/19/19	Mike, Brian	N/A	1		X				<p>10/16/2020: Nick has developed control loop descriptions for review.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Mike, Nick	N/A	1		X				<p>Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting.</p> <p>5/1/18: Brad reviewed issue with Board. Brad to collect more data and continue to monitor.</p> <p>10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond.</p> <p>3/25/20: Brad emailed REC for updated water quality reports.</p> <p>3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond.</p> <p>1/7/2021: Brad to work with Mike.</p> <p>05/23/2021: Brad to review most recent well, permeate, and pond water quality results in relation to RO WTP performance concerns.</p>
Well Pumping Capacity and Water Level Measurements		Mike		2		X				<p>12/15/20: Repairs have been completed to LFH well level transducer wiring and level is reporting again. REC to verify level reading with nitrogen gas.</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 8/19/21: TLECC onsite to research feasibility of getting historical well level readings to be provided to BBA. 9/7/21: Mike to work with TLECC to gather required data and transmit to BBA. 9/23/21: Data downloaded and sent to BBA.
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.
WELL AND WATER MATTERS										
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021: Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										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.
FINANCIAL MATTERS										
ADMINISTRATIVE MATTERS										
Cybersecurity Efforts	3/2/21	Mike	N/A			X				3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system.



Date: February 22, 2022

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

From: Lisa A. Johnson, District Manager

Re: March 1, 2022 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the February 9, 2022 special meeting.
2. Ratify approval of the payment of claims for the period ending February 28, 2022.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule, property tax schedule and unaudited financial statements for the period ending January 31, 2022 and inclusion summaries.
6. Adopt Resolution No. 2022-03-01: Designating 24-Hour Meeting Notice Location
7. Ratify approval of cost estimate to rebuild Pump No. 1 at the Greatrock North Pump Station NTE \$4,310.02.

I recommend approval of the consent agenda items.

VI.A. Update on 2022 Director's Election

I will provide an update on the 2022 Director's Election to the Board at the meeting.

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

Updates included in Engineer's Report.

VII.B. Hayesmount Estates

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

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report.

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

Mr. Sanchez will address the Board regarding sufficient water rights to serve the property.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic will review the December resume and let me know if he finds any cases he recommends the district oppose.

Update on other District Related Matters and/or Committee Meetings

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

DRAFT Concepts for Stipulation with Greatrock

1. The goals of the agreement are:
 - a. To settle disputes between Greatrock and TCR in Case No. 19CW3231 (“TCR Case”);
 - b. To create a monitoring and mitigation plan for the TCR Case to protect Greatrock’s production authorized by decrees in Case Nos. 04CW247, 08CW66 and 14CW3174 (“Greatrock Cases”); and
 - c. To establish a basic framework for addressing additional impacts associated with future cases filed by TCR and/or Greatrock.
2. Greatrock’s production well (“PW”) locations, ALV-1 through ALV-5, decreed in the Greatrock Cases, are depicted on the map in **Exhibit A**. ALV-1 and ALV-2 are drilled and active. The parties acknowledge that Greatrock anticipates the need to drill another PW (likely ALV-5) to supplement Greatrock’s production in the short- to mid-term.
3. TCR’s PW locations, TCR-Box Elder Well Nos. 1-20, to be decreed in the TCR Case, are depicted on the map in **Exhibit B**. No wells are currently active.
4. Five monitoring wells (“MW”) and two or three PWs would be jointly monitored by TCR and Greatrock.
 - a. MW-ALV-3. An existing Greatrock MW at ALV-3.
 - b. MW-ALV-5. An existing Greatrock MW at ALV-5.
 - c. MW-TCR-1. An existing TCR MW.
 - d. MW-ALV-1. A new MW installed near ALV-1 (within 50 to 100 feet if logistically possible).
 - e. MW-ALV-2. A new MW installed near ALV-2 (within 50 to 100 feet if logistically possible).
 - f. ALV-1. An existing PW.
 - g. ALV-2. An existing PW.
 - h. ALV-5. A future PW, if/when constructed.

5. The MWs and PWs will be equipped with dataloggers (recording hourly) and with telemetry or SCADA. The PWs will also be equipped with totalizing flow meters.
 - a. TCR will install MW-ALV-1 and MW-ALV-2 at its expense.
 - b. If not already installed, TCR will install and maintain dataloggers with telemetry in MW-TCR-1, MW-ALV-1, MW-ALV-2, MW-ALV-3 and MW-ALV-5, at its expense.
 - c. If not already installed, TCR will install and maintain dataloggers in ALV-1 and ALV-2, at its expense.
 - d. Greatrock will continue to operate and maintain totalizing flow meters and SCADA in ALV-1 and ALV-2, at its expense.
 - e. If/when ALV-5 is constructed and operated, Greatrock will operate and maintain a datalogger with telemetry or SCADA and a totalizing flow meter in ALV-5, at its expense.
6. Greatrock will grant access to TCR for operation, maintenance, repair and replacement of the monitoring wells by an easement or license.
7. Greatrock and TCR will both have full real-time access to the data from the MWs on a daily basis. Greatrock and TCR will both provide monthly data from each other's PWs, by the end of the month following the month of pumping.
8. Well Efficiency, Reliability and Mitigation Assessment of ALV-1 and ALV-2
 - a. After the first year or first summer of operational data is collected from ALV-1 and ALV-2, TCR will evaluate the performance and efficiency of ALV-1 and ALV-2 and estimate their sensitivity to production losses from the drawdown that is projected to be created by the BEP pumping. TCR will utilize the final version of the MODFLOW model used to support the decree in the TCR Case to project drawdown ("BEP Model"). The evaluation will be completed and submitted to Greatrock for its engineers to review within 4 months after the end of the period in which data is collected.
 - b. Engineers for TCR and Greatrock will determine if the impacts to the Greatrock wells are a near-term concern (within 1 or 2 years of BEP start-up) and a long-term concern (5 to 10 years of BEP-start up).
 - c. TCR and Greatrock will develop mitigation plan options for maintaining production of Greatrock's wells in the near-term and long-term. With input

from Greatrock, TCR will construct a mitigation model that will be used to estimate the potential production losses and mitigation measures associated with the modelled drawdown (“Mitigation Model”). The Mitigation Model may incorporate subsequently gathered factual information, including but not limited to data from the MWs, Greatrock’s actual pumping from its PWs, TCR’s actual pumping from TCR’s PWs, and actual pumping from wells included in Central’s plans for augmentation in the Boxelder Creek basin in Case Nos. 02CW335 and 03CW99.

9. Water Level Monitoring and Triggers. TCR and Greatrock would agree to the following water level triggers at the MWs. The purpose of the triggers are to ensure that the model-predicted drawdown using the BEP Model are equal to or more conservative than the actual drawdown.

A	B	C	D
Monitoring Well	Assumed ground elevation (ft msl)	Elevation of trigger level (ft msl)	Early warning level (ft msl)
MW-ALV-1			
MW-ALV-2			
MW-ALV-3			
MW-ALV-5			
MW-TCR-1			

- a. TCR will use its best efforts to avoid reaching water levels lower than the trigger levels in Column C. TCR may continue pumping if the trigger levels are reached, if Greatrock is not suffering a reduction in the volume of pumping from Greatrock’s then-currently installed PWs.
- b. If the water level at any MW reaches the early warning level in Column D, TCR will notify Greatrock in writing. Within 72 hours, TCR and Greatrock will confer to evaluate the rate of decline and TCR will propose mitigation efforts to avoid reaching the Column C trigger levels, if needed to prevent a reduction in the volume of pumping from Greatrock’s then-currently installed PWs.
- c. If the water level at any MW reaches the trigger level in Column C, then TCR shall notify Greatrock in writing within 48 hours. If the decline is causing or is expected to cause a reduction in the volume of pumping from Greatrock’s then-currently installed PWs, then TCR will take one or more of the following actions:
 - i. Curtail one or more of TCR’s PWs;
 - ii. Decrease pumping from one or more of TCR’s PWs;
 - iii. Shift pumping from TCR’s then-currently installed southern PWs to then-currently installed northern PWs;
 - iv. Recharge additional water; and/or

- v. Any other corrective measures that may be identified.
- d. If the water level at MW-ALV-1 or MW-ALV-2 reaches the trigger level in Column C and such decline is expected to cause a reduction in the volume of pumping from Greatrock's adjacent PWs (ALV-1 or ALV-2), then Greatrock will also use reasonable efforts to shift pumping to Greatrock's other then-currently installed PWs.
 - e. If/when Greatrock constructs ALV-5, the parties agree to incorporate it into the agreement and to determine whether the triggers in Columns C and D of the table in paragraph 9 for MW-ALV-5 need to be revised to reflect the nearby pumping.
 - f. By agreeing to the triggers in Columns C and D and the mitigation actions outlined in this paragraph, neither party is admitting that injury has occurred or will occur.
10. The parties acknowledge that the trigger levels in Columns C and D of the table in paragraph 9 are based on the model-projected aquifer levels using the BEP Model after BEP has operated at full decreed capacity for 10 years. After 10 years, the changes in aquifer water levels created by operation of BEP Project are expected to be at or near their maximum.
- a. The purpose of the trigger levels is to identify and require TCR to respond to, a scenario where the aquifer is performing below expectations or BEP is being operated differently than projected.
 - b. The BEP Model's construction and aquifer parameters will remain unchanged. However, the parties acknowledge that it may be appropriate for TCR to update the BEP Model with factual inputs annually ("Updated BEP Model"). The purpose of the update is to alert TCR and Greatrock if the aquifer behavior and model-predicted drawdown are significantly different than anticipated long before the trigger levels are approached. Factual inputs into the Updated BEP Model may include, but not be limited to, data from the MWs, Greatrock's actual pumping from its PWs, TCR's actual pumping from its PWs, and actual pumping from wells included in Central's plans for augmentation in the Boxelder Creek basin in Case Nos. 02CW335 and 03CW99. The Updated BEP Model may be used to supplement Greatrock's and TCR's annual interpretation of the data.
11. In February of each year, TCR shall provide Greatrock with a report that plots all of the data collected during the previous year or water year and the Updated BEC Model, if any. Then, Greatrock and TCR will meet to: review the report and the Updated BEC Model; and to confer on each parties' anticipated operations during the upcoming year.

12. Five years after TCR provides written notice that it has operated the BEP to the full decreed volume in one year pursuant to the TCR Case, TCR and Greatrock will review the agreement, the data, and well pumping operations to determine if any changes need to be made to the agreement.
13. The Court will retain jurisdiction in TCR's Case to resolve disputes between Greatrock and TCR regarding the interpretation of the data, the need for mitigation, the method of mitigation, or the terms and conditions associated with the augmentation plan for a period of 10 years from the date that TCR provides notice to Greatrock and the other opposers that it has operated the BEP to the full decreed volume in one year.
14. In subsequent cases filed by TCR and/or Greatrock, the other party may file opposition to establish additional elevation trigger levels and early warning levels to impose upon the applicant to protect the other party's decreed pumping limits existing as of the date of the applications. The parties will use reasonable efforts to negotiate an amended or supplemental agreement that authorizes the additional pumping.

DRAFT



Greatrock North Neighborhood
Adams County, Colorado

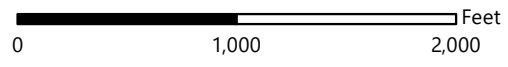
Map Legend

- ▲ DWR Alluvial Well* (constructed or replaced)
- ALV Well Location
- BECR Pumping Well
- ~ Box Elder Creek
- ~ Canal/Ditch

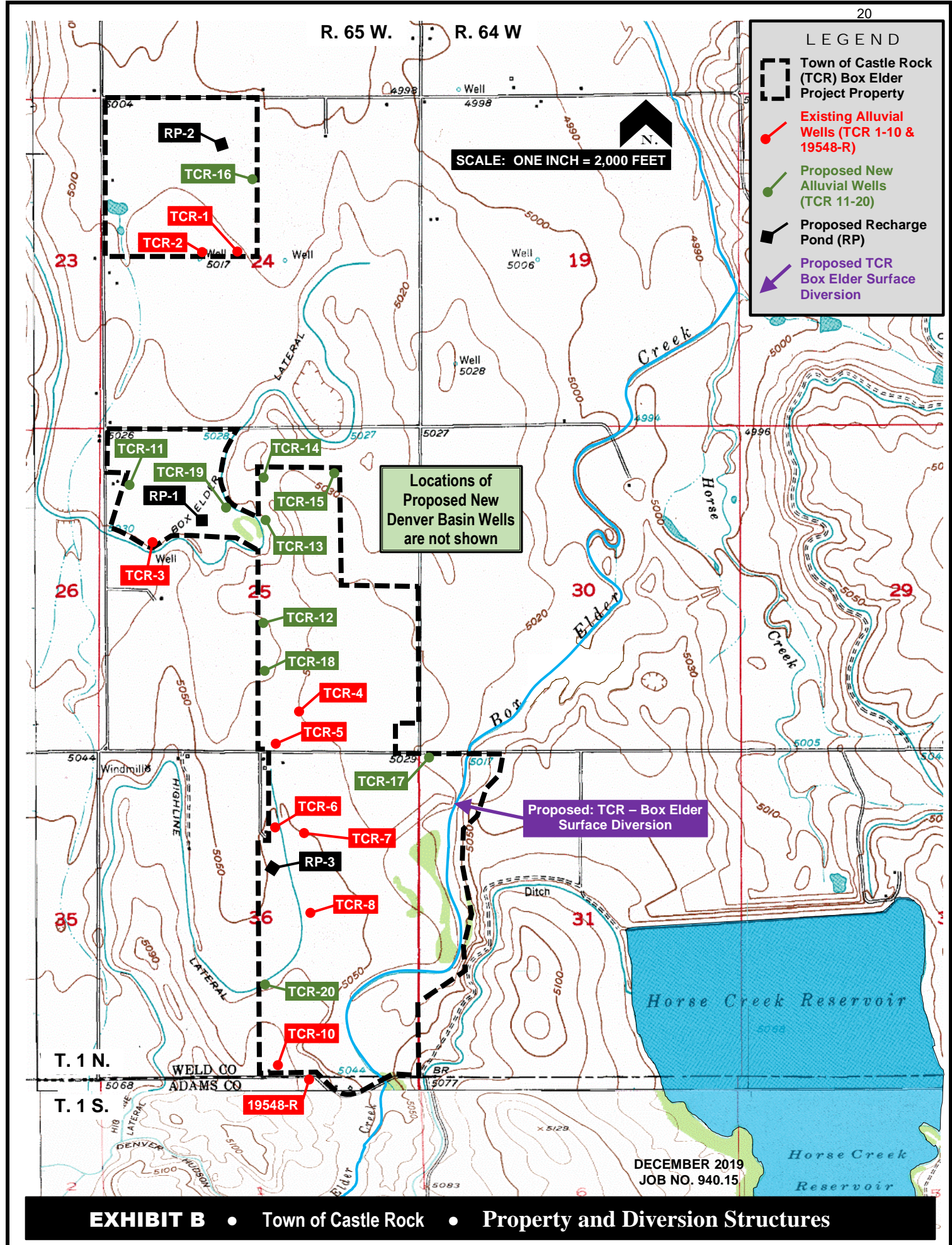
*Labeled with:

Permit #
(saturated thickness - ft)

^ Well is listed as an alluvial well in the DWR database; however, data indicate that well may be screened in bedrock and that depth to bedrock is incorrect. Alluvial aquifer saturated thickness is not displayed on map.



Date: June 9, 2021
Datum/Projection: NAD83/UTM13N
Sources: CO-DWR Well Permit Database; USGS 10m DEM; USGS NHD; ESRI World Imagery Basemap



LEGEND

- Town of Castle Rock (TCR) Box Elder Project Property
- Existing Alluvial Wells (TCR 1-10 & 19548-R)
- Proposed New Alluvial Wells (TCR 11-20)
- Proposed Recharge Pond (RP)
- Proposed TCR Box Elder Surface Diversion

SCALE: ONE INCH = 2,000 FEET

Locations of Proposed New Denver Basin Wells are not shown

Proposed: TCR - Box Elder Surface Diversion

DECEMBER 2019
JOB NO. 940.15

EXHIBIT B • Town of Castle Rock • Property and Diversion Structures

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD FEBRUARY 9, 2022

A special 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 Wednesday, February 9, 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:

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

Also in attendance were:

Lisa A. Johnson and Jenny Hackelman; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC

Members of the Public:

Brenda Lewis; 31540 E. 162nd Avenue

ADMINISTRATIVE MATTERS

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

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

Board of Director’s Report: None.

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

RECORD OF PROCEEDINGS

Water Rights Update: This matter was deferred.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the January 4, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending February 3, 2022 in the amount of \$334,987.04.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of Cash Position Schedule and Unaudited Financial Statements for the period ending December 31, 2021.

Following discussion, upon a motion duly made by Director Rogers, seconded by Director Polliard and, upon vote, unanimously carried, the Board approved the Consent Agenda item Nos. 1 through 4, as presented. Item 5 was pulled for discussion under Financial Matters.

FINANCIAL MATTERS

Cash Position Schedule and Unaudited Financial Statements for the Period Ending December 31, 2021: Ms. Johnson provided a high-level review of the cash position schedule and unaudited financial statements with the Board. Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Polliard and, a vote of 4 ayes to 1 nay, with Director Fleck voting the nay, the Board approved the cash position schedule and unaudited financial statements for period ending December 31, 2021, as presented.

ENGINEER'S REPORT

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

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new update provided.

Evaporation Pond: Mr. Marcotte provided an update on a recent meeting with Adams County regarding the pond project. A conditional use permit will be required to construct the pond.

Following discussion, upon a motion by Director Rogers, seconded by Director Lozano and, upon vote, unanimously carried, the Board directed Element Engineering to proceed with the preparation of an application for a conditional use permit with Adams County, and to coordinate all associated items required by Adams County in order to obtain the permit.

RECORD OF PROCEEDINGS

Reverse Osmosis Treatment Facility: Mr. Marcotte provided an update to the Board. The building permit was received today. A second pre-construction meeting was held with Moltz Construction, Inc. earlier today and went very well. Construction meetings will be held weekly and minutes from these meetings will be made available. Ms. Johnson will provide the minutes to the Board when received.

- a. **Board of County Commissioners Meeting and Approval of Project:** The Board of County Commissioners approved the District's minor amendment at a meeting in January 2022.
- b. **Pay Application No. 2 to the Construction Contract with Moltz Construction, Inc. in the Amount of \$279,874.49:** Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board ratified approval of Pay Application No. 2 with Moltz Construction, Inc.
- c. **Second Addendum to the Independent Contractor Agreement with Diversified Underground Inc. for Potholing Services in the Amount of \$9,980.00:** Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board ratified approval of the Second Addendum to the Independent Contractor Agreement with Diversified Underground Inc.

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

2022 Directors Election: Ms. Johnson provided an update on the election process. Ms. Adams indicated her possible desire to run for the election in May.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1:

1. **Utility Easement between the District and Jose Luis Silva Villalobos and Iris Gallegos Silva:** The Board discussed the utility easement requests in detail. Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the utility easement between the District and Jose Luis Silva Villalobos and Iris Gallegos Silva.
2. **Utility Easements between the District and Country Club Ranchettes, LLC (Lots 21, 23, and 34):** Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the utility easements between the District and Country Club Ranchettes, LLC (Lots

RECORD OF PROCEEDINGS

21, 23, and 34).

Status of Hayesmount Estates: There were no new updates.

Status of Ridgeview Estates: An update was included in the Engineer's Report.

Country Club Ranchettes Filing No. 2: Ms. Johnson provided an update to the Board. Director Wyckoff, Attorney Poznanovic, Mr. Sanchez, Mr. Marcotte and Ms. Johnson attended a call with Mr. Scolnick regarding resurrecting discussions related to inclusion of the Country Club Ranchettes Filing 2 property into the boundaries of the District. The call went very well, and Mr. Scolnick indicated that he is interested in pursuing inclusion once again. Staff will work with him on the next steps in the process.

COMMUNITY
COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
January Claims
February 23, 2022

Vendor	Invoice #	Date	Amount
*CenturyLink	7191112907JAN22	1/1/2022	\$ 303.80
*My Asset Map LLC	E5F5CDB-0048	1/27/2022	199.99
*United Power Inc	7891601JAN22	1/31/2022	1,134.16
*United Power Inc	6666302JAN22	1/31/2022	1,508.13
*United Power Inc	12341500JAN22	1/31/2022	467.63
*United Power Inc	2893502JAN22	1/31/2022	1,054.59
*Xcel Energy	5398600067JAN22	1/31/2022	72.49
*Xcel Energy	5336053542JAN22	1/31/2022	85.71
		Auto Pay	<u>\$ 4,826.50</u>
Action Fire Hydrant Service, LLC	508	2/14/2022	\$ 2,940.00
Badger Meter, Inc.	80090641	1/31/2022	436.10
Bishop Brogden Associates, Inc	49176	1/15/2022	2,359.75
CliftonLarsonAllen LLP	3144698	1/31/2022	3,218.03
CliftonLarsonAllen LLP	3147238	1/31/2022	2,754.57
CliftonLarsonAllen LLP	3144697	1/31/2022	6,044.85
County of Adams	404291	1/14/2022	144.05
County of Adams	426394	1/14/2022	83.00
Diversified Underground	25166	1/31/2022	255.00
Element Engineering, LLC	0002D-03	1/31/2022	5,787.50
Element Engineering, LLC	0003-08	1/31/2022	11,436.54
Element Engineering, LLC	0001B-01	1/31/2022	3,165.00
Element Engineering, LLC	0007-01	1/31/2022	150.00
Element Engineering, LLC	0002C-07	1/31/2022	280.00
Elite Industries, Inc.	7975	1/31/2022	978.00
Hayes Poznanovic Korver LLC	45246	1/31/2022	269.50
Hayes Poznanovic Korver LLC	45247	1/31/2022	1,212.50
Pest Predator	2659	1/28/2022	240.00
Ramey Enviromental Compliance, Inc	23465	1/31/2022	8,938.02
United Site Services, Inc	114-12795153	1/25/2022	210.24
Utility Notification Center of Colorado	222010633	1/31/2022	18.20
White Bear Ankele Tanaka & Waldron	20220	1/31/2022	4,918.17
White Bear Ankele Tanaka & Waldron	20507	1/31/2022	25.00
		Bill.com	<u>\$ 55,864.02</u>
Grand Total			<u><u>\$ 60,690.52</u></u>



Greatrock North Water & Sewer District Monthly Activities Report Jan, 15 2022 to Feb 14, 2022

Daily Operations Summary

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

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

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

1/17/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/18/22 (4.5hr) Routine site visit. Regular rounds and checks of each facility.

1/19/22 (3.5hr) Routine site visit. Regular rounds and checks of each facility.

1/20/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Picked up a 1" water meter from Badger.

1/21/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. GRN had a High Tank Level alarm but not overflowing, SCADA system was frozen and had to restart the computer to regain automatic control of tank fill. Held a meeting with construction crew on new building.

1/24/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Increased flow rate to RHF tank to raise level. Collected a TDS sample of the PERMEATE while the RO was running.

1/25/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/26/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/27/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Turned the power off to the RO building so the construction crew could tie in. The power was off for roughly 90 minutes. Turned power back on and verified normal operation of facility.

1/28/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed 2 water shut-offs.

1/31/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected the yearly nitrate and VOC samples from BE pump station. Turned water service back on at 3220 E. 167th Dr.

2/1/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected the Monthly TDS, calcium, magnesium & total hardness samples from each well house.

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

2/3/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/4/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/7/22 (4.0hr.) Routine site visit. Regular rounds and checks of each facility. Increased flow rate to GRN tank to raise level. Started collecting the meter rereads from the list that was sent over from the billing dept.

2/8/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Decreased flow to RHF tank. Continued collecting meter re-reads.

2/9/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/10/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Inventoried all meter parts at BE.

2/11/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Recorded the last meter reading from the reread list. Took out trash from each well house.

2/14/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. UKA 2 well turned on for augmentation at 25 gpm per instructions from BBA.

January 15th 2022 – February 14th 2022

RO Run Time	12.2
RO Concentrate Flow: 1 Pond (South)	21,960

Sampled Date: February 1st, 2022

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	553	88.9	18.6	296.6
RHF	699	89.8	18.27	299.3
GRN	723	87.6	17.91	292.4

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (µSeimens)	Hour Meter
1/17/22	102	29	77.5%	64.2	176.46
1/18/22					178.97
1/19/22					179.22
1/20/22					179.49
1/21/22					180.01
1/24/22					180.67
1/25/22					181.42
1/26/22					181.66
1/27/22					181.93
1/28/22	96	30	76.3%	60.2	182.40
1/31/22					183.24
2/1/22					183.77
2/2/22					184.02
2/3/22					184.29
2/4/22					184.82
2/7/22	98	30	76%	58.7	185.70
2/8/22					186.31
2/9/22					186.58
2/10/22					187.10
2/11/22					187.37
2/14/22	99	31	76.3%	57.8	188.66

Metered Services : GW Installed/Change-Out/Serviced Between: 01/11/22 And 02/11/22

Location Code	Service Address	Active Customer	Svc	AI P	User Type	Rt Ty	Svc Sz	Rte/ Seq	RIC	Serial Number	Remote Serial No.	Date	Serv Inst	Chg-Out Date
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Total: 0 Serv: 0 Install: 0

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
JANUARY 31, 2022

DRAFT

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

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 357,546
First Bank - Lockbox	1,068,680
Colotrust	3,877,651
Accounts Receivable - Customers	42,528
Accounts Receivable - Certified with County	4,286
Receivable from County Treasurer	13,789
Account Receivable - Other	3,854
AR - Inclusions	4,664
Total Current Assets	5,372,998
CAPITAL ASSETS	
Water Distribution System	9,624,580
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	1,282,970
Accumulated Depreciation	(3,532,006)
Net Capital Assets	8,602,881
OTHER ASSETS	
Prepaid Bond Insurance, Net	19,357
Deferred Loss on Refunding	72,294
Other Assets	91,651
TOTAL ASSETS	\$ 14,067,530
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 386,610
Retainage Payable	11,583
Deposit - Refundable Water Meter	850
Accrued Interest Payable	20,225
Bond Series 2017 - Current portion	75,000
Loan Series 2020 - Current Portion	110,000
Total Current Liabilities	604,268
LONG - TERM LIABILITIES	
Loan - Series 2020	1,860,000
GO Bonds - Series 2017	4,460,000
Bond Premium, Net	252,468
Total Long-Term Liabilities	6,572,468
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	6,521
Total Deferred Inflows of Resources	6,521
NET POSITION	
Net Position	6,884,273
Total Net Position	6,884,273
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 14,067,530

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 ONE MONTH ENDED JANUARY 31, 2022

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Transfer Fees	\$ 621
Utility Penalties	148
TOTAL OPERATING REVENUES	769
OPERATING EXPENSES:	
Utilities	4,627
Customer Billing	3,218
Engineering - Administration	2,190
Engineering - Operations	975
Facility Maintenance & Repair	2,248
GIS	215
Locates	540
Meter Reading	21
Operator Services	8,627
Testing and Reporting	311
Water Rights Dev - Eng.	2,360
Water Rights Dev - Legal	546
TOTAL OPERATING EXPENSES	25,878
NET INCOME (LOSS)	(25,109)
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	8,405
Specific Ownership Taxes	5,510
Interest Income	263
Accounting	(2,755)
County Treasurer's Fee	(126)
Directors' Fees	(400)
District Management	(5,539)
Election	(481)
Insurance and Bonds	(19,181)
Legal	(2,411)
Miscellaneous	(819)
TOTAL OTHER REVENUES AND (EXPENDITURES)	(17,534)
CHANGE IN NET POSITION	(42,643)
BEGINNING NET POSITION	6,926,915
ENDING NET POSITION	\$ 6,884,272

SUPPLEMENTARY INFORMATION

DRAFT

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE ONE MONTH ENDED JANUARY 31, 2022

ENTERPRISE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>YTD Actual / Annual Budget</u>
REVENUES				
Service Charges - Greatrock	\$ 163,723	\$ -	\$ (163,723)	-%
Service Charges - Rocking Horse	120,355	-	(120,355)	-%
Service Charges - Box Elder	198,813	-	(198,813)	-%
Service Charges - Hayesmount	25,676	-	(25,676)	-%
Inspection Fees	2,000	-	(2,000)	-%
Transfer Fees	3,000	621	(2,379)	20.70 %
Utility Penalties	5,000	148	(4,852)	2.96 %
Water Meters	3,000	-	(3,000)	-%
Dev Fees - Hayesmount Estates	42,600	-	(42,600)	-%
Box Elder - Water Lease Irrigation	7,500	-	(7,500)	-%
SDF - Ridgeview Estates	350,400	-	(350,400)	-%
Property Taxes	1,024,523	8,405	(1,016,118)	0.82 %
Specific Ownership Taxes	71,717	5,510	(66,207)	7.68 %
Interest Income	3,000	263	(2,737)	8.77 %
Available of Service Fees	3,000	-	(3,000)	-%
TOTAL REVENUES	<u>2,024,307</u>	<u>14,947</u>	<u>(2,009,360)</u>	<u>0.74 %</u>
EXPENDITURES				
Administrative	312,139	31,711	280,428	10.16 %
Operations	753,780	25,877	727,903	3.43 %
Capital	4,778,615	17,767	4,760,848	0.37 %
Debt Service	391,396	-	391,396	-%
TOTAL EXPENDITURES	<u>6,235,930</u>	<u>75,355</u>	<u>6,160,575</u>	<u>1.21 %</u>
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-%</u>
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	<u>(4,211,623)</u>	<u>(60,408)</u>	<u>4,151,215</u>	
BEGINNING FUNDS AVAILABLE		<u>5,007,619</u>		
ENDING FUNDS AVAILABLE		<u>\$ 4,947,211</u>		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		8,602,882		
Debt Obligation, Net		(6,659,297)		
Deferred Inflow of Resources		(6,521)		
ENDING NET POSITION		<u>\$ 6,884,275</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 ONE MONTH ENDED JANUARY 31, 2022

ENTERPRISE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>YTD Actual / Annual Budget</u>
Administrative				
Accounting	\$ 48,000	\$ 2,755	\$ 45,245	5.74 %
Audit	10,000	-	10,000	-
County Treasurer's Fee	15,368	126	15,242	0.82 %
Directors' Fees	6,000	400	5,600	6.67 %
District Management	90,000	5,539	84,461	6.15 %
Dues and Membership	1,300	-	1,300	-
Election	50,000	481	49,519	0.96 %
Insurance and Bonds	19,621	19,181	440	97.76 %
Legal	64,350	2,411	61,939	3.75 %
Miscellaneous	7,000	819	6,181	11.70 %
Payroll Taxes	500	-	500	-
Total Administrative	<u>312,139</u>	<u>31,712</u>	<u>280,427</u>	<u>10.16 %</u>
Operations				
Utilities	65,000	4,627	60,373	7.12 %
Contingency	75,000	-	75,000	-
Customer Billing	30,700	3,218	27,482	10.48 %
Distribution System Mntc	4,700	-	4,700	-
Engineering - Administration	35,550	2,190	33,360	6.16 %
Engineering - Operations	35,550	975	34,575	2.74 %
Equipment and Tools	5,000	-	5,000	-
Facility Maintenance & Repair	10,000	2,248	7,752	22.48 %
Generator Preventative Mntc	12,600	-	12,600	-
GIS	7,000	215	6,785	3.07 %
Locates	8,000	540	7,460	6.75 %
Meter Reading	3,600	21	3,579	0.58 %
Operator Services	104,543	8,627	95,916	8.25 %
Plant Supplies	19,000	-	19,000	-
Project Mgmt / Oper Admin	11,200	-	11,200	-
Rules and Regulations	1,000	-	1,000	-
Testing and Reporting	12,267	311	11,956	2.54 %
Treatment - Maintenance & Repair	100,570	-	100,570	-
Water Meters - Cap	1,000	-	1,000	-
Water Rights Dev - Eng.	41,500	2,360	39,140	5.69 %
Water Rights Dev - Legal	80,000	546	79,454	0.68 %
Well - Rehab & Repair	90,000	-	90,000	-
Total Operations	<u>753,780</u>	<u>25,878</u>	<u>727,902</u>	<u>3.43 %</u>
Capital				
Alluvial Well	102,000	-	102,000	-
Concentrate Pond	2,500,000	11,437	2,488,563	0.46 %
Reverse Osmosis Unit Upgrade	2,176,615	6,331	2,170,284	0.29 %
Total Capital	<u>4,778,615</u>	<u>17,768</u>	<u>4,760,847</u>	<u>0.37 %</u>
Debt Service				
Bond Interest - 2017	175,644	-	175,644	-
Loan Interest - 2020	24,552	-	24,552	-
Bond Principal - 2017	85,000	-	85,000	-
Loan Principal - 2020	105,000	-	105,000	-
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>391,396</u>	<u>-</u>	<u>391,396</u>	<u>-</u>
TOTAL	<u>\$ 6,235,930</u>	<u>\$ 75,358</u>	<u>\$ 6,160,572</u>	<u>1.21 %</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 Cash Position
January 31, 2022
Updated as of February 21, 2022

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of January 31, 2022	\$ 357,545.84
Subsequent activities:	
02/01/22 - Deposit	1,329.13
02/03/22 - Deposit	816.60
02/03/22 - Lockbox Fee	(530.85)
02/04/22 - Deposit	72.20
02/07/22 - Bill.com Payments	(328,945.60)
02/07/22 - Deposit	1,328.96
02/08/22 - Deposit	181.80
02/09/22 - Deposit	131.22
02/10/22 - Deposit	267.50
02/11/22 - Deposit	72.40
02/14/22 - Deposit	250.00
02/14/22 - Directors' Fees	(538.25)
02/17/22 - Transfer from CT	60,000.00
02/18/22 - Xcel ACH	(158.20)
<i>Anticipated Bill.com Payments</i>	(55,864.02)
<i>Anticipated CenturyLink ACH</i>	(303.80)
<i>Anticipated MyAssetMap ACH</i>	(199.99)
<i>Anticipated United Power ACH</i>	(4,164.51)
<i>Anticipated balance</i>	31,290.43
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of January 31, 2022	1,068,680.27
Subsequent activities:	
02/04/22 - Paymentech Fee	(30.00)
02/08/22 - Deposit - SDF	21,900.00
02/11/22 - Deposit - SDF	43,800.00
02/28/22 - Deposit (Utility Payments) - February	21,865.22
<i>Anticipated balance</i>	1,156,215.49
<u>ColoTrust - General</u>	
Balance as of January 31, 2022	3,877,651.40
Subsequent activities:	
02/10/22 - PTAX - January	13,788.83
02/17/22 - Transfer to 1st Bank	(60,000.00)
<i>Anticipated balance</i>	3,831,440.23
<i>Grand Total</i>	\$ 5,018,946.15

Yield information as of 01/31/22:

FirstBank Lockbox - 0.05%

ColoTrust - 0.0735%

**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	-	-	-	-	-	-	0.00%	0.82%	339,271.47	43.13%	44.28%	
March	-	-	-	-	-	-	0.00%	0.82%	28,158.29	3.03%	47.31%	
April	-	-	-	-	-	-	0.00%	0.82%	73,983.59	8.99%	56.31%	
May	-	-	-	-	-	-	0.00%	0.82%	33,488.80	3.71%	60.01%	
June	-	-	-	-	-	-	0.00%	0.82%	297,562.29	37.78%	97.79%	
July	-	-	-	-	-	-	0.00%	0.82%	17,539.85	1.59%	99.38%	
August	-	-	-	-	-	-	0.00%	0.82%	6,300.87	0.00%	99.38%	
September	-	-	-	-	-	-	0.00%	0.82%	5,941.93	0.00%	99.38%	
October	-	-	-	-	-	-	0.00%	0.82%	6,295.24	0.20%	99.58%	
November	-	-	-	-	-	-	0.00%	0.82%	10,277.76	0.42%	100.00%	
December	-	-	-	-	-	-	0.00%	0.82%	4,894.73	0.00%	100.00%	
	\$ 8,404.77	\$ -	\$ 5,510.13	\$ -	\$ (126.07)	\$ 13,788.83	0.82%	0.82%	\$ 838,239.12	100.00%	100.00%	

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied	
General Fund	\$ 664,850.00	64.89%	\$ 5,454.16	0.82%
Debt Service Fund	359,673.00	35.11%	2,950.61	0.82%
	\$ 1,024,523.00	100.00%	\$ 8,404.77	0.82%

Assessed Valuation	Mill Levy
	30.500
	16.500
\$ 21,798,370	47.000

Property Tax

General Fund	\$ 664,850.00	64.89%	\$ 5,454.16	0.82%
Debt Service Fund	359,673.00	35.11%	2,950.61	0.82%
	\$ 1,024,523.00	100.00%	\$ 8,404.77	0.82%

Specific Ownership Tax

General Fund	\$ 46,540.00	64.89%	\$ 3,575.74	7.68%
Debt Service Fund	25,177.00	35.11%	1,934.39	7.68%
	\$ 71,717.00	100.00%	\$ 5,510.13	7.68%

Treasurer's Fees

General Fund	\$ 9,973.00	64.89%	\$ 81.81	0.82%
Debt Service Fund	5,395.00	35.11%	44.26	0.82%
	\$ 15,368.00	100.00%	\$ 126.07	0.82%

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.

DRAFT

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 and Sanitation District
Inclusion Detail Report
As of December 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 - AR - Country Club Ranch #2 Inclusion							
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 December 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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)
Total 401255 - AR - Country Club Ranch #2 Inclusion					<u>101,027.65</u>	<u>102,290.86</u>	<u>(1,263.21)</u>



Greatrock North Water and Sanitation District
Inclusion Detail Report
As of December 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401256 · AR - Ridgeview Estates Inclusion							
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	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
Total 401256 · AR - Ridgeview Estates Inclusion					<u>19,044.91</u>	<u>17,500.00</u>	<u>1,544.91</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 December 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401258 · AR - Homestead Heights/CC#1 Inclusion							
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
Total 401258 · AR - Homestead Heights/CC#1 Inclusion					29,037.79	26,625.00	2,412.79
401259 · AR - Epic Estates Inclusion							
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)
Total 401259 · AR - Epic Estates Inclusion					1,969.25	5,000.00	(3,030.75)

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.

Resolution No. 2022-03-01

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

**DESIGNATING THE DISTRICT'S/DISTRICTS' WEBSITE FOR THE ONLINE
POSTING OF MEETING NOTICES AND 24-HOUR POSTING LOCATION**

WHEREAS, the Greatrock North Water and Sanitation District (the “**District**”) 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 BOARDS AS FOLLOWS:

1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates colorado.gov/greatrocknorthwsd 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 this 1st day of March, 2022.

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 Designating the 24-Hour Posting Location.]



Ramey Environmental Compliance, Inc.
 PO Box 99, Firestone, CO 80520
 Office: 303-833-5505
 Fax: 303-833-5535

Estimate: ESD-6234

DATE: 2/22/2022

****ESTIMATE IS VALID FOR 30 DAYS****

NAME / ADDRESS
Greatrock North Water & Sanitation Dist 370 Interlocken Blvd Suite 500 Broomfield, CO 80021

Estimated Delivery Time: TBD

(Subject to prior sales per manufacturer) Estimated delivery times may vary. There is no way to guarantee actual delivery dates.

Customer PO No.:	
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***Note: All applicable Freight Charges, Taxes and Permit Fees will be added.**

EQUIPMENT SERVICES DIVISION (ESD) PROJECT

DESCRIPTION	QTY	COST	TOTAL
Jockey Pump #1 at the Greatrock North location has failed. The motor still runs fine but the pump is no longer producing pressure or flow. A new pump portion will be installed and the existing motor bolted back on to it.			
Goulds Pump 10SV4FB30 Liquid End Only	1	3,314.77	3,314.77
Field Labor	8	112.00	896.00
Mileage (One round trip)	50	0.585	29.25
Freight/Shipping is to be prepaid and added to invoice unless stated otherwise.	1	70.00	70.00
Limited to Manufacturer Warranty on parts **Limited 90 day Warranty on Labor - REC Equipment Services Only** **All Labor Warranty is void if serviced by another vendor**		TOTAL:	\$4,310.02

(If this estimate is acceptable, please sign and return via email or fax)

_____	_____
Authorized Signature	Date

ENGINEER'S PROGRESS REPORT

Date: March 1st 2022
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The BOCC has approved the major PUD amendment and Moltz construction is working to obtain a building permit. The Rayburn concentrate line and the Field Order eliminating the WTP sump is 90% complete. Upon final completion Element will submit the Rayburn concentrate design to Adams County for a ROW utility permit. A proposal for potholing has been received and processed by the district. Diversified Underground will begin potholing upon execution of the potholing agreement. Moltz has submitted Pay Application No. 2 which includes payment for stored materials.

The building permit has been issued and Moltz is making good progress on the project. Element performed a reinforcing steel inspection on the southern half of the spread footer and stem wall. Remaining reinforcing steel inspections will be performed by Ground Engineering hired by Moltz. The first construction progress meeting was held on Thursday February 17th at 1:30 PM. Weekly meetings are being held via Microsoft Teams on the same day (Thursday) and time (1:30 PM). Element has issued Field Order No. 1 which includes elimination of the WTP sump and a new concentrate line down Rayburn Street to the intersection of 162nd. Initial discussions with Adams County have indicated that the area will be either overlaid or crack sealed in the near future. It is our intent to have this pipe installed prior to the work with Adams County, however, the county's schedule is unknown. A utility permit is required to install the infrastructure as designed. Element expects to submit this application to Adams County by the end of February.

2. Concentration Evaporation Pond

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

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

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

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

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

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

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

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft

design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

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

A pre-application meeting with Adams County has been scheduled for Friday February 4th 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.

3. Third Alluvial Well

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

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

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

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

No work this period.

GENERAL ENGINEERING – ADMINISTRATION

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

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction

administration fees. A meeting to review the proposed budget items was held on September 22nd at REC offices.

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

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

Element is working on the county permitting of the third concentrate pond. See third concentrate pond update.

1. Box Elder Creek Ranch Subdivision

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

No work this period.

2. Rocking Horse Farms Subdivision

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

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

Element met with REC at RHF on January 21st 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. Hayesmout Estates Subdivision

Element will report general administrative engineering items pertaining to the Hayesmout 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 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 (\$).

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

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

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

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

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

Element inspected and coordinated work on the fire hydrant relocation.

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

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

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th 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.

3. Ridgeview Estates

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

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

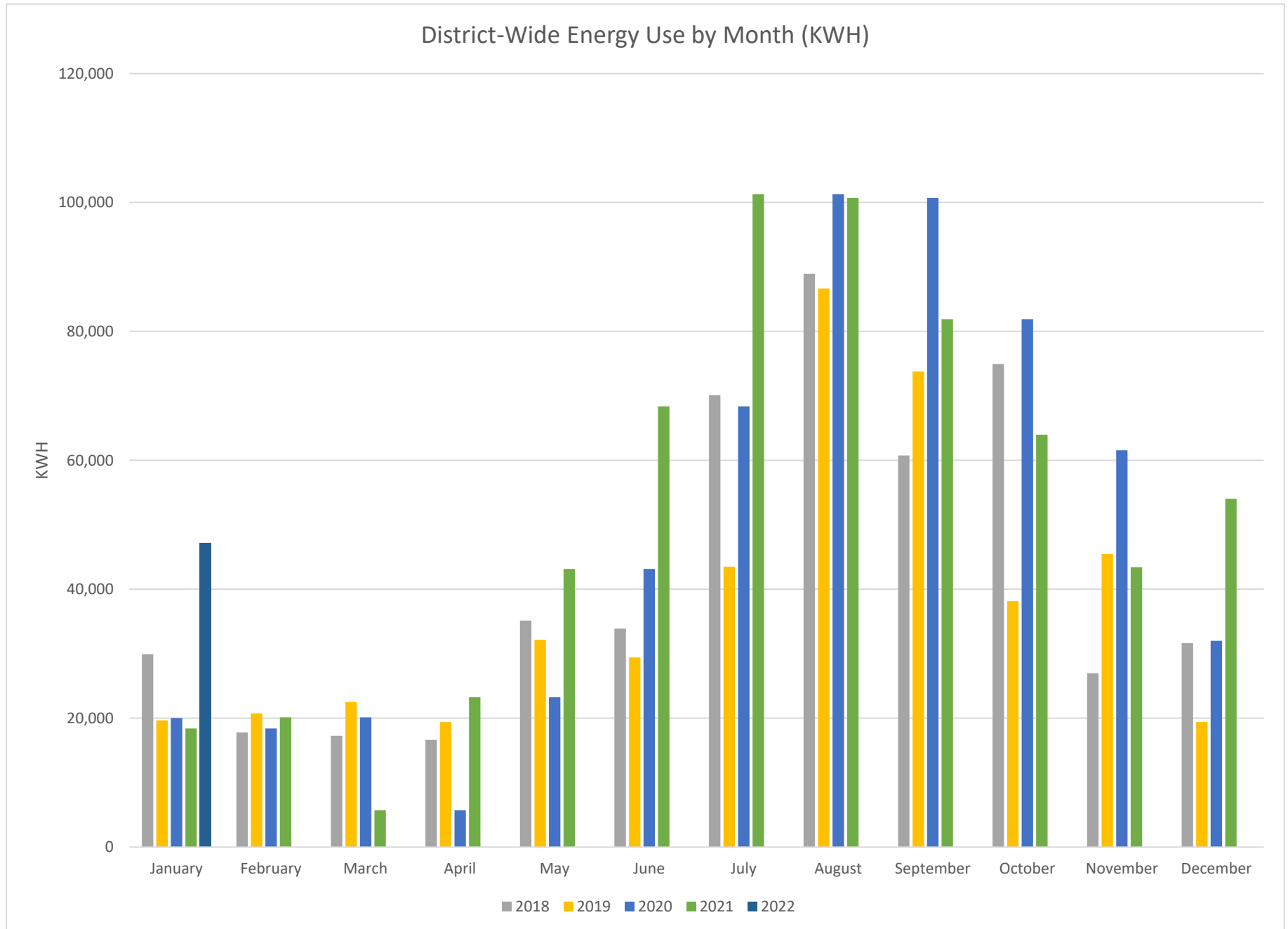
The developer reported that the initial acceptance checklist was completed. A walkthrough was completed by Element on October 4th. There were minor items that need repair that were reported to the developer. A final inspection will be completed upon receiving word that the final remaining items have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

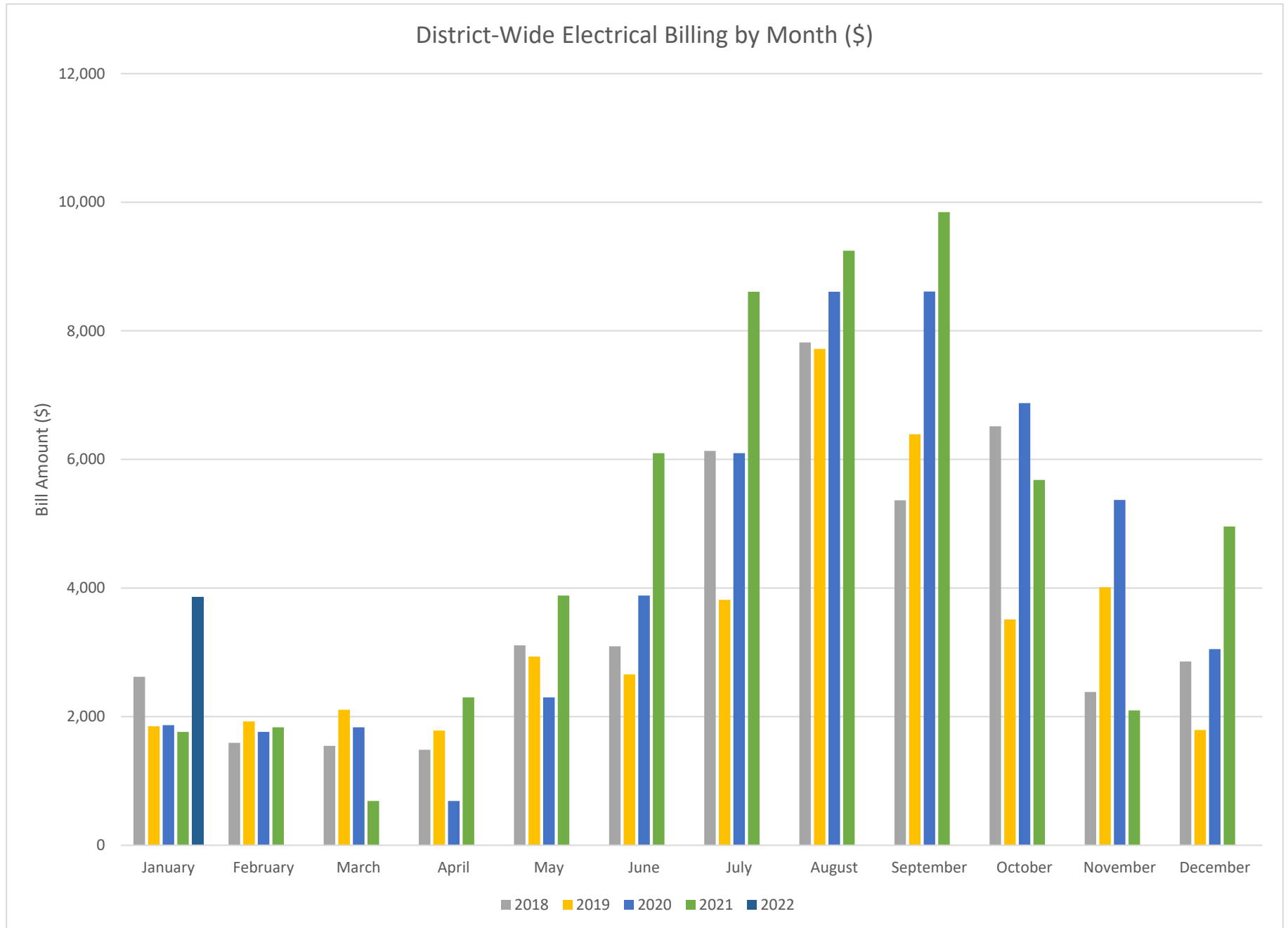
Element performed the final initial acceptance walkthrough and have verified that all required items have been completed. The infrastructure in the development has been shot with the district's GIS system and we are working with the GIS platform to upload the data.

A list of items required for initial acceptance has been provided to the developer on December 20, 2021.

4. Epic Estates

No work this period.





Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 1/28/2022

Project Number: PRE2022-00003

Project Name: Greatrock North Water and Sanitation District Third
Concentration Pond Project

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 01/28/2022

Email:

Complete

PLN01: Proposal is to construct a proposed concentration pond for evaporative wastewater treatment, as well as an associated stockpile area on a property zoned A-3, Agriculture.

PLN02: Provide more detail on the stockpile area. Outdoor storage of any materials is prohibited in the A-3 zone district.

PLN03: An approved Conditional Use Permit (CUP) would be required for the concentration pond. The CUP requires two public hearings and is outlined in Section 2-02-09 of the Adams County Development Standards and Regulations (DSR).

PLN04: Section 2-02-09-06 of the DSR discusses the criteria that Adams County will evaluate when considering your CUP application.

PLN05: A neighborhood meeting will be required as part of the CUP process. Neighborhood meetings shall be held in accordance with Section 2-01-02 of the DSR.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 01/28/2022

Email:

Complete

ENG1: The conditional use application requires the following engineering letters/analyses:

1) Submit a trip generation analysis prepared by a licensed professional engineer in the State of Colorado. If there are questions as to whether existing road systems can handle the potential increase in traffic, further analysis including a limited or full traffic impact study may be required. If the proposed use generates less than 20 vehicle trips per day, no traffic impact study will be required.

2) Submit a preliminary drainage letter prepared by a licensed professional engineer in the state of Colorado. The preliminary drainage analysis shall include the use of Chapter 9 of the Adams County Development Standards and Regulations (ACDSR) for the full build out of the site. Impact to onsite imperviousness should be assessed to determine whether detention and water quality facilities are necessary to mitigate impacts. See Table 9.1 in Chapter 9 of the ACDSR for percent imperviousness thresholds, and Section 9-01-11 for County detention design requirements.

ENG2: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0360H), the parcel is partially located within a regulated 100-yr floodway. The proposed pond facilities and site grading activities shall not alter the 100-year floodway.

ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A County Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 shall be required since one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG4: An access permit will be required for the proposed driveway.

ENG5: Site development work will require a construction or grading permit depending on the scope.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 01/24/2022

Email:

Complete

ROW1: Prior to further development, applicant and adjacent owner need to complete any/all property transfer of interests required for the development of both projects.

ROW2: New access will need to be permitted through the county and reviewed by engineering.

ROW3: Pending engineering review, any detention and storm water quality facilities will need to be dedicated to the county as easement, owned and maintained by Great Rock, by separate instrument.

Environmental Comments: Katie Keefe kkeefe@adcogov.org

ENV1. The proposed surface waste impoundment land use is specifically exempt from the requirement to obtain a Certificate of Designation for solid waste disposal facilities, per C.R.S. 30-30-102(7.5)(a).

ENV2. The facility is still required to comply with the rules of the solid and hazardous waste commission for waste impoundments and solid waste disposal.

ENV3. Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.

ENV4. The Operator will need to provide the County with a copy of the EDOP submitted to CDPHE at time of permit application submittal.

ENV5. An odor control plan may be required depending on the expected offsite impacts of the proposed water treatment plant RO sludge evaporation pond. At no time shall a waste disposal site or waste processing facility create malodorous conditions.

ENV6. The majority of the subject parcel is located within the Natural Resources Conservation Overlay (NRCO) district, which aims to protect environmentally valuable areas and wildlife corridors associated with rivers, streams, riparian ecosystems and wetlands.

ENV7: As part of development plans and prior to disturbance of more than 1-acre of land within the NRCO, a Resources Review must be completed by a qualified professional prior to application submittal so that it may be taken into consideration. See section 4-12-02-03-04 for Resource Review methodology and content requirements.

ENV8. All development must comply with the NRCO buffers/setbacks requirements in section 4-12-02-04-02.



**Greatrock North Water & Sewer District
ORC Report
March 1, 2022**

Rocking Horse Farms Tank Fill Valve

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

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

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

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 prior to replacement of RHF fill valve.

Update – Element Engineering is developing scope of work for Moltz Construction to carry out repair.

Laramie Fox Hills 3 Well

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

Update – VFD replacement was approved during previous months board meeting however REC ESD is sourced an alternative VFD due to long lead time of the original replacement. Updated quote has been forwarded for approval.

Update – VFD for LF3 is on order with an anticipated delivery of estimated delivery of July 2022.

Augmentation

On 2/14/22 BBA called for augmentation of 25 gpm for the remainder of February. UKA Well 2 was turned on for augmentation at 25 gpm on 2/14/22.

Additional Services

The 2021 EDOP report has been completed and reviewed by operations staff. The EDOP report has been submitted to CDPHE.

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
February					553	297	699	299	723	292
January					658	275	678	265	662	268
December					675	295	658	282	638	291
November	1087	451	1180	450	621	237	653	240	643	238
October					684	244	432	145	470	155
September					333	100	362	111	355	109
August	998	421	1208	547	713	315	617	261	639	272
July					654	275	615	278	648	280
June					869	394	860	383	888	390
May					779	266	765	267	749	267
April	1039	486	963	499	756	291	769	296	774	294
March	1068	486	828	712	744	269	744	263	729	265
February					755	279	635	224	671	242
Minumum	998	421	828	450	333	100	362	111	355	109
Maximum	1087	486	1208	712	869	394	860	383	888	390
Average	1048	461	1045	552	676	272	653	255	661	259

Country Club Ranchettes, LLC
1635 E Layton Dr., Englewood, CO 80113
(303) 332-3785 **jscol@pchomesltd.com**

January 3rd, 2022

Lisa A. Johnson
District Manager
Great Rock North Water and Sanitation District
c/o Clifton Larson Allen LLP
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Dear Lisa and the Board of Directors of Great Rock Water and Sanitation District:

Further to our conversation concerning Sierra Vista Ranchettes aka Country Club Ranchettes Filing #2 (CCR#2), enclosed is a chart prepared by Chris Sanchez of BBA Water. The BBA/Sanchez chart shows that if the irrigated area in Country Club Ranchettes Filing #2 were increased to 2,985 square feet and horses were excluded as an allowed use, then the water underlying CCR #2 would be able to support 58 buildable lots while at the same time respecting the 300-year water supply.

Attached is my site plan that was submitted to Adams County, where the lots are all a minimum of 2.5 acres, and are all served by an individual water well. We received support from the County planning department and we have a letter from a hydrology engineer that supports the 36 lots, all with a 300 year supply of water.

My request of the District is to receive their support of the 2,985 square feet of landscaping per lot that BBA/ Sanchez shows on his chart. I would set up a homeowners association to have the HOA responsible to monitor the water irrigation used and the landscape allocation.

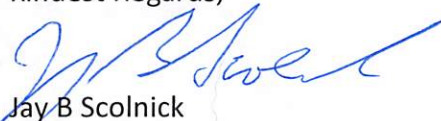
If the District were to support my request, I would like to allocate the 58 lots as follows;

- 5 lots in Country Club Ranchettes, Filing #1, available through lots splits.
- 3 lots in the option land that the District purchased from me, aka Lot 5 (osmosis pond)
- 50 lots in Country Club Ranchettes Filing #2, aka Sierra Vista Ranchettes.

If this proposal is supported by the Board of Directors, I would like to enter into an Inclusionary Agreement. I am hoping that the cash flow generated from selling 58 System Development Certificates (water taps) to builders would be attractive to the Board to help finance their brand new osmosis pond. This additional revenue amounts to approximately \$1,275,000.

Thank you in advance for your positive consideration to my request.

Kindest Regards,



Jay B Scolnick

Country Club Ranchettes water supply scenarios

Chris Sanchez <csanchez@bbawater.com>
 To: "jscol@pchomesltd.com" <jscol@pchomesltd.com>
 Cc: Paul Bruss <pbruss@bbawater.com>

Tue, Mar 9, 2021 at 8:40 AM

Jay,

As requested, here is a summary of lots that can be served using your Denver Basin ground water supplies both within the Greatrock North Water and Sanitation District, and if you were to develop a water supply using the Denver Basin water outside of the District.

Potential Lots Served by the District

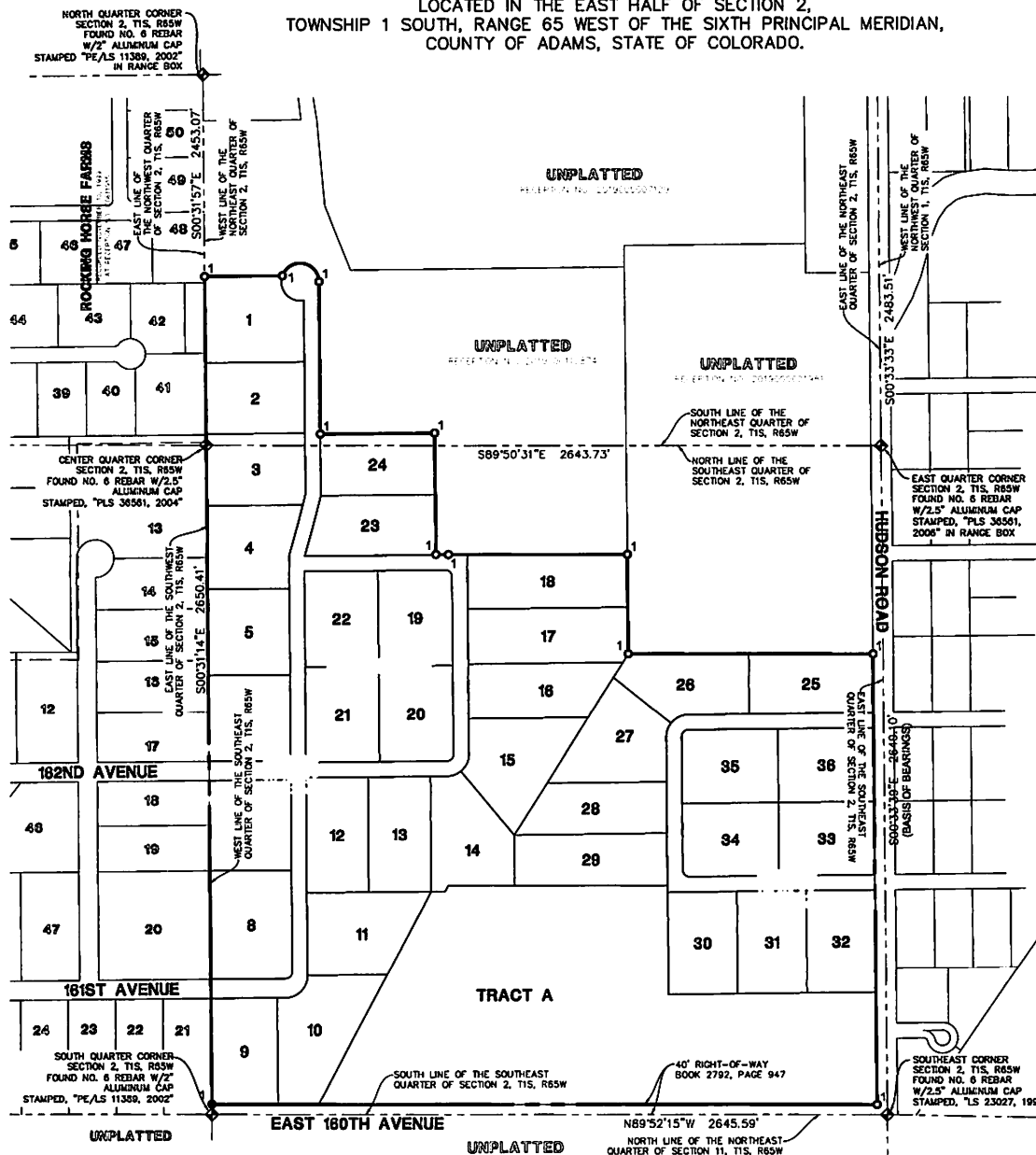
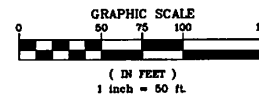
Below is a summary of potential scenarios with service working with the District. The table shows the number of lots at CCR2 that could be served by the District depending on the irrigated area allowed per lot. In all cases, it is assumed that all but 12 lots are able to support 2 horses. These values were produced using the same methodology and table that you have seen before, we simply lowered the irrigated area to achieve more lots.

Lots			Irrigated Area Per Lot (sq-ft)
Total	w/ Horses	w/o Horses	
57	45	12	3,150
58	46	12	2,985
59	47	12	2,825
60	48	12	2,675
61	49	12	2,525
62	50	12	2,380

As a reminder, this scenario is efficient in that it achieves a 300-year water supply by using the return flows and direct delivery of Laramie-Fox Hills water to support the alluvial augmentation plan. However, the District will only use nontributary Lower Arapahoe water to support the water rights augmentation plan for the not nontributary Upper Arapahoe aquifer ground water. It is not feasible to use all of the Lower Arapahoe water in this manner, and as a result, there is some Lower Arapahoe water that is unused and left on the table. Recall that projected well yields in the Lower Arapahoe are expected to be very low and as a result the Lower Arapahoe is viewed by the District as a paper water asset and not a wet water asset.

SIERRA VISTA RANCHETTES FILING NO. 1

PRELIMINARY PLAT
LOCATED IN THE EAST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.



DATE	###/###/###
REVISIONS	
Manhard CONSULTING	
<small>Civil Engineering Surveying & Geomatics Services GIS Water Resource Management Construction Management</small>	
PROJ. MGR.	###/###/###
PROJ. ASSOC.	###/###/###
DRAWN BY	###/###/###
DATE	###/###/###
SCALE	###/###/###
SHEET	
#####	
FOR AND ON BEHALF OF MANHARD CONSULTING	

NOTE: ALL DIMENSIONS SHOWN
HEREON ARE MEASURED UNLESS
NOTED OTHERWISE