

GREATROCK NORTH WATER AND SANITATION DISTRICT

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

(P) 303-779-5710 (F) 303-779-0348

www.colorado.gov/greatrocknorthwsd

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, March 5, 2024
TIME: 4:30 P.M.
LOCATION: Reverse Osmosis Water Treatment Plant
16373 Rayburn Street
Hudson, CO 80642

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

ACCESS: You can attend the meeting in any of the following ways:

- To attend via MS Teams videoconference use the below link –
https://teams.microsoft.com/l/meetup-join/19%3ameeting_Njc1OTk5NGYtZmM1ZC00NDk3LWE4ZDAtYzhkMGQ2ZjcwMDky%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d
- Or by calling 1-720-547-5281 & entering the following Phone Conference ID: **384 166 282#**

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

Greatrock North Water and Sanitation District
March 5, 2024 Agenda

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

Consultants:

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

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

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda.
- C. Board of Director’s Report.
- D. District Manager’s Report (enclosure – 003).
- E. Review and ratify approval of 2024 insurance renewal (enclosures – 004a, b, c).
 1. Ratify approval of worker’s compensation insurance for 2024 (enclosure – 005).
 2. Ratify renewal of membership in the Special District Association for 2024.
- F. Discuss potential revisions to District website.

II. CONSENT AGENDA

- A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 1. Approval of the Minutes of the February 6, 2024 regular meeting and (enclosure – 006).
 2. Ratify approval of the payment of claims for the period ending February 26, 2024, in the amount of \$68,299.01 (enclosure – 007).
 3. Acceptance of unaudited financial statements for the period ending January 31, 2024, Schedule of Cash Position updated as of February 20, 2024, and Inclusion Summaries (enclosure - 008).
 4. Operations and Maintenance Activities Report (enclosure – 009).
 5. Review meter installation report (enclosure – 010).

III. FINANCIAL MATTERS

IV. ENGINEER’S REPORT (enclosure – 011)

- A. Capital Projects Update
 1. Third Alluvial Well

Greatrock North Water and Sanitation District
March 5, 2024 Agenda

2. Evaporation Pond

- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 012).
 - A. Review and consider approval of proposal from Applied Ingenuity, LLC for services at the LFH well at Box Elder in the amount of \$30,409.00 (enclosure - 013).
- VI. LEGAL MATTERS
- VII. OTHER MATTERS
- VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).
- IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, April 2, 2024
at 4:30 p.m.**

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				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. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault. 1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment. 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. 2/18/2021: Brad emailed Jay to request a pre-construction meeting. 4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan 4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast. 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. 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. 9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements. 12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants. 02/23/2022 – water line and well easements approved by BOD. 3/25/2022 – 11 SDF’s collected to date. 06/01/2022 – 13 SDF’s collected to date. 06/28/2022- initial punch list provided to Jay. 7/26/2022 – 15 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs.

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										08/29/2022 – Jay is working with Nick and Mike on punch list items. 10/05/2022 – 17 SDF’s paid to date. 02/28/2023 – Jay has provided all documents necessary for staff to finalize the initial acceptance of water improvements. 03/28/2023 – Amended Warranty Agreement was transmitted to Jay for his review and execution. 4/25/2023 – LOC received. Board to ratify warranty agreement at the May meeting. 7/4/2023 – final acceptance scheduled for Spring of 2024. 07/21/2023 – HHII amendment approved by the Board in July. 9/22/2023 = 26 SDF’s collected to date. 01/31/2024 – Staff continues to work with the developer on the 3 rd Amendment to the inclusion agreement.
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/7/2021: Met yesterday with Blanco regarding tie in at tank site. 1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants. 2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required. 5/4/2021: onsite water improvements in process and project is almost complete. 7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21. 8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer’s engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated. 9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer. 12/28/2021 – Nick drafted initial acceptance letter and transmitted to

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

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										developer. 2/23/2022 – Nick followed up with David Moore in February. 3/25/2022 – 7 SDF’s collected to date. 06/01/2022 – 10 SDF’s collected to date. 06/28/22 – 11 SDF’s collected to date. 7/26/2022 – 12 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs. 8/29/2022 – David Moore provided information requested. Nick to draft letter of review and acceptance. 10/05/2022 – Nick provided letter to Jennifer. Jennifer to review and confirm documents and recommend the Board consider preliminary acceptance of the improvements. 10/25/2022 – The Board accepted the improvements subject to final review by counsel and President Wyckoff. 02/28/2023 – Erin is working with the developer’s bank to acquire LOC and then documents to finalize initial acceptance will be finalized. 4/25/2023 – LOC received. Board to ratify warranty agreement at May meeting. 07/04./2023 – final acceptance due in Spring of 2024. 01/31/2024 – Mr. Moore has requested the District consider final acceptance of the improvements.
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard. 2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs. 4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl 4/9/21: Jay indicates easements should be on title work.

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

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

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										2/23/2022 – Element working on permit requirements with Adams County. 3/25/2022 – Public Meeting will be held on April 5 th . Property owners were notified via mail. 06/01/2022 – Element to finalize reports to submit to CDPHE and ADCO the week of May 30, 2022. 6/28/22 – reports and submittals made to CDPHE and ADCO. 10/25/2022 – Nick responded to comments from Adams County. 02/28/2023 – Board determined to use CMAR process. Nick is working with Jennifer and Erin to document process for bidding, contract docs. etc. 05/19/2023 – invitation to bid will be published the week of 5/29/2023. Bids are due by 6/23/2023. Board to take action at the July meeting. 8/18/2023 – Nick is finalizing the contract and will send for execution, Kick-off meeting scheduled next week. 9/23/2023 – Planning commission meeting scheduled in October and BOCC meeting in November for approval with ADCO. 11/17/2023 – Planning Commission and BOCC approved the project. Nick is waiting on CDPHE approval. 12/15/2023 – Nick sent final comments to CDPHE and is awaiting final approval. 01/31/2024 – Nick continues to work with CDPHE on comments and final approval.
OPERATIONAL MATTERS										
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget. 12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project. 1/21/22: Element met with REC onsite to discuss potential remedies for this issue. 5/19/2023 – this will be addressed once the new pond is constructed

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										and the existing ponds can be taken offline and maintained.
Rocking Horse Farms Control Valves	5/19/2023	Nick Mike		2	X					Automatic fill valve replacement. Nick to draft an exhibit and solicit bids from the district’s contractors. 8/18/2023 -Nick to finalize schematic and send to Mike by end of August. 9/23/2023 – Nick provided Mike the schematic for review. Insertion valves are recommended. Once schematic approved bids will need to be solicited. HOA will also be involved. 11/17/2023 – Nick will review schematic with Mike and finalize. Project can then be bid. 12/15/2023 – Mike will solicit bids.
Flow Meter at BECR Distribution System	12/15/2023	Mike			X					Meter ordered – 6 week wait time.



Date: February 27, 2024

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

From: Lisa A. Johnson, District Manager

Re: March 5, 2024 Manager's Report

Agenda Action Items

I.E. 2024 Insurance

Staff worked with Director Jacoby and HighStreet to make changes to the District's current policy. Crime coverage was increased to \$250,000 and replacement costs were increased by a total of 10% resulting in additional premium costs of \$2,313.00.

I.F. Revisions to District Website

The Board discussed ways to improve communication with residents at their meeting last week. Suggestions were made for revisions to the District's website by uploading the meeting minutes to additional locations on the site as well as ideas to notify residents of the website and how to locate certain information. Staff will provide the results of research regarding inclusion of a QR code on the monthly bills at the meeting.

II.A. Consent Agenda

1. Approval of the Minutes of the February 6, 2024 regular meeting.
2. Ratify approval of the payment of claims for the period ending February 26, 2024, in the amount of \$68,299.01.
3. Acceptance of unaudited financial statements for the period ending January 31, 2024, Schedule of Cash Position updated as of February 20, 2024, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.

I recommend approval of the consent agenda items.

V.A. Proposal from Applied Ingenuity, LLC for well services

Mike Murphy will discuss this proposal with the Board at the meeting.

I recommend approval of the proposal.

Review of monthly Water Resumes and Other Water Related Matters

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

Update on other District Related Matters

Staff met with Director Wyckoff to begin discussions regarding potentially planning for and hiring a part-time employee.

Property and Liability Coverage Interim Invoice

District: Greatrock North Water & Sanitation District
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker: Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.	Entity ID	Invoice No.	Policy Effective Date	Policy Expiration Date	Invoice Date
24PL-48085-2462	48085	27101	1/1/2024	12/31/2024	2/19/2024

Change Details

Effective Date	Change Type	Description
1/1/2024	Update	Update Crime Coverage - Limit: \$250,000
1/1/2024	Update	Update - (14) Fire Hydrants - Country Club Ranchettes Filing 1, Value: \$130,900
1/1/2024	Update	Update - (3) Fire Hydrants - Ridgeview Estates, Value: \$28,050
1/1/2024	Update	Update - (5) Fire Hydrants - Hayesmount Estates, Value: \$46,750
1/1/2024	Update	Update - 250,000 Gallon In-Ground Tank @ Booster Pump Station, Value: \$791,648
1/1/2024	Update	Update - 300,000 Gallon Above Ground Tank @ LFH-2 (welded steel tank) incl: scada, Value:
1/1/2024	Update	Update - 6 SCADA Sites, Value: \$163,336
1/1/2024	Update	Update - Alluvia Well - 2, Value: \$55,509
1/1/2024	Update	Update - Aluvia Well -1 and Shelter, Value: \$83,323
1/1/2024	Update	Update - Booster Pump Station - 275kw standby Generator-Great Rock North, Value: \$171,722
1/1/2024	Update	Update - Booster Pump Station - LFH-1 (Laramie Fox Hills) Water Well incl: 1,315 feet deep well,
1/1/2024	Update	Update - Booster Pump Station - UKA-1 (Upper Arapahoe) Water Well - incl:386 feet deep well,
1/1/2024	Update	Update - Booster Pump Station incl. (1) 75hp, (2) 10hp, and (1) 5hp pumps, controls, scada,
1/1/2024	Update	Update - Chemical and Meter Building @ Booster Pump Station incl.flowmeter, filter, controls,
1/1/2024	Update	Update - Generator - Rocking Horse Farms, Value: \$97,142
1/1/2024	Update	Update - Large Storage Building (including storage items, chairs, meters, etc.), Value: \$924,446
1/1/2024	Update	Update - LFH-2 (Laramie Fox Hills) Water Well Incl: 1,320 feet deep well, 40hp pump, & scada.,
1/1/2024	Update	Update - LFH-3 (Laramie Fox Hills) Water Well @ Reverse Osmosis Treatment Plant - incl.: 1,033
1/1/2024	Update	Update - Lightning Protection Equipment, Value: \$49,639
1/1/2024	Update	Update - Pond 1 (South): 3 gate valves, 45 mil synthetic liner, and 1,900 LF chain link fencing,
1/1/2024	Update	Update - Pond 2 (North): 3 gate valves and 45 mil synthetic liner, Value: \$27,500
1/1/2024	Update	Update - Pump Station @ LFH-2 Incl: (1) 60hp and (3) 7.5hp pumps, flowmeter, controls, valves,
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant (including building electrical, HVAC, plumbing, etc),
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant - Generator - Box Elder Creek - 300kw standby,
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant - UKA-3 (Upper Araphoe) Water Well - incl: 446 feet
1/1/2024	Update	Update - Small Storage Building (including storage items, chairs, etc.), Value: \$526,166
1/1/2024	Update	Update - Tank 2 - 500,000 Gallon Above Ground (welded steel tank) @ Reverse Osmosis
1/1/2024	Update	Update - Tank No. 1 - 500,000 gallon capacity above ground @ Reverse Osmosis Treatment
1/1/2024	Update	Update - UKA-2 (Upper Arap.) Water Well @ LFH-2 Incl: 350 feet deep well, 7.5hp pump, &

The total contribution includes a 10% Commission, which calculates to \$231.30, paid to the broker reflected above.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

Wire transfer available upon request.
Billing questions:
billing@csdpool.org
800-318-8870 ext. 3

Contribution Changes

Crime	\$ 718.00
Equipment Breakdown	\$ 160.00
Property	\$1,435.00
<hr/>	
Balance Due:	\$2,313.00

Payment Due Upon Receipt

The total contribution includes a 10% Commission, which calculates to \$231.30, paid to the broker reflected above.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

Wire transfer available upon request.
Billing questions:
billing@csdpool.org
800-318-8870 ext. 3



Payment Instructions

The annual contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.

2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

To ensure your payment is accurately applied, always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Let us know if you wish to use this method and we will be happy to provide you with these instructions.

In accordance with the Intergovernmental Agreement (IGA), you have sixty (60) days after the due date shown on the invoice to make your contribution payment. If you fail to make payment, automatic cancellation of coverage will occur on the 61st day. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

ENDORSEMENT

Named Member Greatrock North Water & Sanitation District	Endorsement CSD Pool – 27101
Coverage Number 24PL-48085-2462	Issue Date 2/19/2024
Issued By Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage as follows:

Effective Date	Change Type	Description
1/1/2024	Update	Update Crime Coverage - Limit: \$250,000
1/1/2024	Update	Update - (14) Fire Hydrants - Country Club Ranchettes Filing 1, Value: \$130,900
1/1/2024	Update	Update - (3) Fire Hydrants - Ridgeview Estates, Value: \$28,050
1/1/2024	Update	Update - (5) Fire Hydrants - Hayesmount Estates, Value: \$46,750
1/1/2024	Update	Update - 250,000 Gallon In-Ground Tank @ Booster Pump Station, Value: \$791,648
1/1/2024	Update	Update - 300,000 Gallon Above Ground Tank @ LFH-2 (welded steel tank) incl: scada, Value: \$718,715
1/1/2024	Update	Update - 6 SCADA Sites, Value: \$163,336
1/1/2024	Update	Update - Alluvia Well - 2, Value: \$55,509
1/1/2024	Update	Update - Aluvia Well -1 and Shelter, Value: \$83,323
1/1/2024	Update	Update - Booster Pump Station - 275kw standby Generator-Great Rock North, Value: \$171,722
1/1/2024	Update	Update - Booster Pump Station - LFH-1 (Laramie Fox Hills) Water Well incl: 1,315 feet deep well, scada & 40hp pump, Value: \$512,515
1/1/2024	Update	Update - Booster Pump Station - UKA-1 (Upper Arapahoe) Water Well - incl:386 feet deep well, scada,& 10hp pump., Value: \$234,047
1/1/2024	Update	Update - Booster Pump Station incl. (1) 75hp, (2) 10hp, and (1) 5hp pumps, controls, scada, flowmeter, valves, & piping., Value: \$507,156

ALL OTHER TERMS AND CONDITIONS OF THE COVERAGE DOCUMENTS REMAINED UNCHANGED.

1/1/2024	Update	Update - Chemical and Meter Building @ Booster Pump Station incl.flowmeter, filter, controls, valves, & piping., Value: \$215,435
1/1/2024	Update	Update - Generator - Rocking Horse Farms, Value: \$97,142
1/1/2024	Update	Update - Large Storage Building (including storage items, chairs, meters, etc.), Value: \$924,446
1/1/2024	Update	Update - LFH-2 (Laramie Fox Hills) Water Well Incl: 1,320 feet deep well, 40hp pump, & scada., Value: \$515,830
1/1/2024	Update	Update - LFH-3 (Laramie Fox Hills) Water Well @ Reverse Osmosis Treatment Plant - incl.: 1,033 feet deep well & 50hp pump , Value: \$436,268
1/1/2024	Update	Update - Lightning Protection Equipment, Value: \$49,639
1/1/2024	Update	Update - Pond 1 (South): 3 gate valves, 45 mil synthetic liner, and 1,900 LF chain link fencing, Value: \$400,400
1/1/2024	Update	Update - Pond 2 (North): 3 gate valves and 45 mil synthetic liner, Value: \$27,500
1/1/2024	Update	Update - Pump Station @ LFH-2 Incl: (1) 60hp and (3) 7.5hp pumps, flowmeter, controls, valves, & piping, Value: \$645,766
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant (including building electrical, HVAC, plumbing, etc), Value: \$2,271,500
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant - Generator - Box Elder Creek - 300kw standby, Value: \$186,971
1/1/2024	Update	Update - Reverse Osmosis Treatment Plant - UKA-3 (Upper Araphoe) Water Well - incl: 446 feet deep, scada, & 1hp pump, Value: \$251,948
1/1/2024	Update	Update - Small Storage Building (including storage items, chairs, etc.), Value: \$526,166
1/1/2024	Update	Update - Tank 2 - 500,000 Gallon Above Ground (welded steel tank) @ Reverse Osmosis Treatment Plant incl. scada., Value: \$1,040,943
1/1/2024	Update	Update - Tank No. 1 - 500,000 gallon capacity above ground @ Reverse Osmosis Treatment Plant; bolted steel tank; includes: scada., Value: \$662,358
1/1/2024	Update	Update - UKA-2 (Upper Arap.) Water Well @ LFH-2 Incl: 350 feet deep well, 7.5hp pump, & scada, Value: \$214,156

ALL OTHER TERMS AND CONDITIONS OF THE COVERAGE DOCUMENTS REMAINED UNCHANGED.

ALL OTHER TERMS AND CONDITIONS OF THE COVERAGE DOCUMENTS REMAINED UNCHANGED.

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Aluvial Well -1 and Shelter	Year Built:	PROP-00105203	Fire Resistive	2	Replacement		\$5,609.00	\$143	\$	\$
16241 Timber Cove St. (BEC)	Sq. Feet:	2005	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Brighton, CO 80603	# Stories		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
			Flood Zone:	Zone X			Business Inc:	\$ 0.00		
			UG Pipes:					\$ 0.00		
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$77,714.00			

Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Reverse Osmosis Treatment Plant - UKA-3 (Upper Araphoe) Water Well - incl: 446 feet deep, scada, & 1hp pump	Year Built:	PROP-00105208	Not Assigned	2	Replacement		\$ 0.00	\$454	\$	\$
16373 Rayburn St.	Sq. Feet:	2002	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Brighton, CO 80601	# Stories	1	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
			Flood Zone:	Zone X			Business Inc:	\$ 0.00		
			UG Pipes:					\$ 0.00		
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$251,948.00			

Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Reverse Osmosis Treatment Plant (including building electrical, HVAC, plumbing, process piping, 2-RO Skids, sodium hypochlorite feed system, anti-scalant feed system,	Year Built:	PROP-00116108	Frame	2	Replacement		\$1,320,000.00	\$2,896	\$	\$
		2022	Term:	1/1/2024 to 12/31/2024		Contents:	\$951,500.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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CIP skid, valves, flow meters, SCADA & controls, restroom office & office furniture)							
16373 Rayburn Street	Sq. Feet: 3200	County:	Adams	Ded: \$ 500.00	EDP: \$ 0.00		
Brighton, CO 80601	# Stories: 1.00	Flood Zone:	Zone X		Business Inc: \$ 0.00		
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No			UG Pipes: \$ 0.00		
					Otherwise Classified: \$ 0.00		

Location / Premise#	Unique# PROP-00105209	Not Assigned	2	Replacement	Buildings: \$ 0.00	\$337	\$	\$
Reverse Osmosis Treatment Plant - Generator - Box Elder Creek - 300kw standby	Year Built: 2008	Term:	1/1/2024 to 12/31/2024		Contents: \$ 0.00			
16373 Rayburn Street	Sq. Feet: 140	County:	Adams	Ded: \$ 500.00	EDP: \$ 0.00			
Brighton, CO 80601	# Stories: 1.00	Flood Zone:	Zone X		Business Inc: \$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No			UG Pipes: \$ 0.00			
					Otherwise Classified: \$186,971.00			

Location / Premise#	Unique# PROP-00105201	Not Assigned	2	Replacement	Buildings: \$ 0.00	\$100	\$	\$
Alluvial Well - 2	Year Built: 2008	Term:	1/1/2024 to 12/31/2024		Contents: \$ 0.00			
16440 Umpire Street	Sq. Feet:	County:	Adams	Ded: \$ 500.00	EDP: \$ 0.00			
Brighton, CO 80603	# Stories:	Flood Zone:	Zone X		Business Inc: \$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No			UG Pipes: \$ 0.00			
					Otherwise Classified: \$55,509.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Location / Premise#	Unique#	PROP-	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$309	\$	\$
Booster Pump Station - 275kw standby Generator- Great Rock North	Year Built:	2008	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29150 East 160th Court	Sq. Feet:	120	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			Business Inc:	\$ 0.00		
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$171,722.00			

Location / Premise#	Unique#	PROP-	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$175	\$	\$
Generator - Rocking Horse Farms	Year Built:	2001	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29871 163rd Place	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
Brighton, CO 80603	# Stories		Flood Zone:	Zone X			Business Inc:	\$ 0.00		
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$97,142.00			

Location / Premise#	Unique#	PROP-	Not Assigned	3	Replacement	Buildings:	\$ 0.00	\$ 50	\$	\$
Pond 2 (North): 3 gate valves and 45 mil synthetic liner	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
39°59'32.4"N 104°36'37.0"W	Sq. Feet:	95000	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
Commerce City, CO 80642	# Stories		Flood Zone:	Zone X			Business Inc:	\$ 0.00		
							UG Pipes:	\$ 0.00		



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$27,500.00
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Location / Premise#	Unique#	PROP-00116429	Not Assigned	3	Replacement	Buildings:	\$ 0.00	\$721	\$	\$
Pond 1 (South): 3 gate valves, 45 mil synthetic liner, and 1,900 LF chain link fencing	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
39°59'32.44"N, 104°36'36.96"W	Sq. Feet:	83700	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00	Business Inc:	\$ 0.00
Commerce City, CO 80642	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$400,400.00			

Location / Premise#	Unique#	PROP-00116441	Not Assigned	3	Replacement	Buildings:	\$ 0.00	\$236	\$	\$
(14) Fire Hydrants - Country Club Ranchettes Filing 1	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Country Club Estates Filing 1	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00	Business Inc:	\$ 0.00
Brighton, CO 80603	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$130,900.00			

Location / Premise#	Unique#	PROP-00116439	Not Assigned	3	Replacement	Buildings:	\$ 0.00	\$ 84	\$	\$
(5) Fire Hydrants - Hayesmount Estates	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Hayesmount Estates	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00	Business Inc:	\$ 0.00



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Brighton, CO 80603	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$46,750.00

Location / Premise#	Unique#	PROP-00116440	Not Assigned	3	Replacement	Buildings:	\$ 0.00	\$ 51	\$	\$
(3) Fire Hydrants - Ridgeview Estates	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Ridgeview Estates	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00		
Brighton, CO 80603	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$28,050.00			

Location / Premise#	Unique#	PROP-00105202	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$294	\$	\$
6 SCADA Sites	Year Built:		Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Throughout District	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00		
Brighton, CO 80603	# Stories	0.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$163,336.00			

Location / Premise#	Unique#	PROP-00105197	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$ 89	\$	\$
Lightning Protection Equipment	Year Built:	2009	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
Various Locations	Sq. Feet:		County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00		



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Brighton, CO 80603	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$49,639.00

Location / Premise#	(GRN)	Unique#	PROP-00105204	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$422	\$	\$
Booster Pump Station - UKA-1 (Upper Arapahoe) Water Well - incl:386 feet deep well, scada,& 10hp pump.		Year Built:	1998	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29150 East 160th Court		Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
		Business Inc:						\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$234,047.00			

Location / Premise#	(GRN)	Unique#	PROP-00105205	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$923	\$	\$
Booster Pump Station - LFH-1 (Laramie Fox Hills) Water Well incl: 1,315 feet deep well, scada & 40hp pump.		Year Built:	1997	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29150 East 160th Court		Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
		Business Inc:						\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$512,515.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Location / Premise#	(GRN)	Unique#	PROP-00105206	Frame	2	Replacement	Buildings:	\$170,313.00	\$294	\$	\$
Chemical and Meter Building @ Booster Pump Station incl. flowmeter, filter, controls, valves, & piping.		Year Built:	1998	Term:	1/1/2024 to 12/31/2024		Contents:	\$38,183.00			
29150 East 160th Court		Sq. Feet:	400	County:	Adams	Ded: \$ 500.00	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$6,434.00			

Location / Premise#	(GRN)	Unique#	PROP-00105207	Frame	2	Replacement	Buildings:	\$389,664.00	\$678	\$	\$
Booster Pump Station incl. (1) 75hp, (2) 10hp, and (1) 5hp pumps, controls, scada, flowmeter, valves, & piping.		Year Built:	2017	Term:	1/1/2024 to 12/31/2024		Contents:	\$117,492.00			
29150 East 160th Court		Sq. Feet:	400	County:	Adams	Ded: \$ 500.00	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$ 0.00			

Location / Premise#	(GRN)	Unique#	PROP-00105212	Fire Resistive	2	Replacement	Buildings:	\$ 0.00	\$1,426	\$	\$
250,000 Gallon In-Ground Tank @ Booster Pump Station		Year Built:	1998	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29150 East 160th Court		Sq. Feet:	3217	County:	Adams	Ded: \$ 500.00	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X	UG Pipes:	\$ 0.00
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No	Otherwise Classified:			\$791,648.00

Location / Premise# (RHF)	Unique#	PROP-00105213	Noncombustible	2	Replacement	Buildings:	\$ 0.00	\$1,295	\$	\$
300,000 Gallon Above Ground Tank @ LFH-2 (welded steel tank) incl: scada	Year Built:	1999	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29871 Indian Hill Street	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00		
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X	UG Pipes:	\$ 0.00				
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No	Otherwise Classified:			\$718,715.00				

Location / Premise# (RHF)	Unique#	PROP-00105214	Frame	2	Replacement	Buildings:	\$519,553.00	\$877	\$	\$
Pump Station @ LFH-2 Incl: (1) 60hp and (3) 7.5hp pumps, flowmeter, controls, valves, & piping	Year Built:	1999	Term:	1/1/2024 to 12/31/2024		Contents:	\$118,025.00			
29871 Indian Hill Street	Sq. Feet:	600	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00		
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X	UG Pipes:	\$ 0.00				
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No	Otherwise Classified:			\$8,188.00				

Location / Premise# (RHF)	Unique#	PROP-00105210	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$929	\$	\$
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Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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LFH-2 (Laramie Fox Hills) Water Well Incl: 1,320 feet deep well, 40hp pump, & scada.	Year Built:	1999	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			
29871 Indian Hill Street	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			Business Inc:	\$ 0.00		
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies:	No	Excess Flood Applies:	No			UG Pipes:	\$ 0.00		
							Otherwise Classified:	\$515,830.00		

Location / Premise#	(RHF)	Unique#	PROP-00105211	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$386	\$	\$
UKA-2 (Upper Arap.) Water Well @ LFH-2 Incl: 350 feet deep well, 7.5hp pump, & scada	Year Built:	1999	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00				
29871 Indian Hill Street	Sq. Feet:	1	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			Business Inc:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies:	No	Excess Flood Applies:	No			UG Pipes:	\$ 0.00			
							Otherwise Classified:	\$214,156.00			

Location / Premise#	02-01 (BEC)	Unique#	PROP-00105215	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$1,875	\$	\$
Tank 2 - 500,000 Gallon Above Ground (welded steel tank) @ Reverse Osmosis Treatment Plant incl. scada.	Year Built:	2001	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00				
16373 Rayburn Street	Sq. Feet:	3217	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00			
Brighton, CO 80601	# Stories	1.00	Flood Zone:	Zone X			Business Inc:	\$ 0.00			
							UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$1,040,943.00
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Location / Premise#	02-02 (BEC)	Unique#	PROP-00105216	Frame	2	Replacement	Buildings:	\$921,146.00	\$1,307	\$	\$
Large Storage Building (including storage items, chairs, meters, etc.)		Year Built:	2000	Term:	1/1/2024 to 12/31/2024		Contents:	\$3,300.00			
16373 Rayburn Street		Sq. Feet:	720	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00						

Location / Premise#	02-03 (BEC)	Unique#	PROP-00105217	Frame	2	Replacement	Buildings:	\$522,866.00	\$743	\$	\$
Small Storage Building (including storage items, chairs, etc.)		Year Built:	2001	Term:	1/1/2024 to 12/31/2024		Contents:	\$3,300.00			
16373 Rayburn Street		Sq. Feet:	504	County:	Adams	Ded:	\$ 500.00	EDP:	\$ 0.00		
							Business Inc:	\$ 0.00			
Brighton, CO 80601		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00						

Location / Premise#	02-03 (BEC)	Unique#	PROP-00105218	Not Assigned	2	Replacement	Buildings:	\$ 0.00	\$786	\$	\$
LFH-3 (Laramie Fox Hills) Water Well @ Reverse Osmosis Treatment Plant - incl.: 1,033 feet deep well & 50hp pump		Year Built:	2002	Term:	1/1/2024 to 12/31/2024		Contents:	\$ 0.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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16373 Rayburn Street	Sq. Feet: 1	County: Adams	Ded: \$ 500.00	EDP: \$ 0.00	Business Inc: \$ 0.00		
Brighton, CO 80601	# Stories: 1.00	Flood Zone: Zone X		UG Pipes: \$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified: \$436,268.00			

Location / Premise# 02-07 (BEC)	Unique# PROP-00105198	Not Assigned	2	Replacement	Buildings: \$ 0.00	\$1,193	\$	\$
Tank No. 1 - 500,000 gallon capacity above ground @ Reverse Osmosis Treatment Plant; bolted steel tank; includes: scada.	Year Built: 2011	Term: 1/1/2024 to 12/31/2024			Contents: \$ 0.00			
16373 Rayburn Street	Sq. Feet: 3217	County: Adams	Ded: \$ 500.00	EDP: \$ 0.00	Business Inc: \$ 0.00			
Brighton, CO 80601	# Stories: 1.00	Flood Zone: Zone X		UG Pipes: \$ 0.00				
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified: \$662,358.00				

Totals:	Buildings: \$3,849,151.00	\$19,073.00	\$0.00	\$0.00
	Contents: \$1,231,800.00			
	EDP: \$0.00			
	Business Inc: \$0.00			
	UG Pipes: \$0.00			
	Otherwise Classified: \$6,828,683.00			

Minimum Property Contribution: \$425

Crime Certificate Holder Declaration

Master Coverage Document Number: J05931794
Certificate Number: 24PL-48085-2462

Insurer: Federal Insurance Company (Chubb)
Coverage Period: 1/1/2024 to EOD 12/31/2024

Named Member:

Greatrock North Water & Sanitation District
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Benefit Plan:

Covered Designated Agent(s):

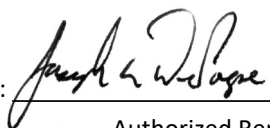
Coverages and Limits:

Employee Theft:	\$250,000
<ul style="list-style-type: none"> · Limit is maximum for each loss · Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer. · Includes funds from a sponsored benefit plan, when the Covered Benefit Plan name is listed above. 	
Public Official Faithful Performance of Duty:	\$250,000
Client Theft:	\$250,000
Forgery or Alteration:	\$250,000
On Premises:	\$250,000
In Transit:	\$250,000
Computer System Fraud:	\$250,000
Funds Transfer Fraud:	\$250,000
Debit, Credit or Charge Card Fraud:	\$250,000
Money Orders and Counterfeit Paper Currency Fraud:	\$250,000
Social Engineering Fraud:	\$250,000
<u>Deductible(s):</u>	
All Crime except Social Engineer Fraud:	\$1,000
Social Engineering Fraud:	20% of Social Engineering Fraud Limit
<u>Contribution:</u>	\$896

Policy Forms:

PF-52815 (04/20)	The Chubb Primary SM Commercial Crime Insurance
PF-52853 (04/20)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (04/20)	Colorado Amendatory Endorsement
PF-52851 (04/20)	Add Corporate Credit Card Coverage

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.

Countersigned by: 

 Authorized Representative

Attached are the district's **2024 Workers' Compensation Board Member Only (BMO)** renewal documents, which includes the renewal invoice, payment instructions, declarations page, and certificates if applicable.

The minimum stipend per board member continues to be \$1,200 a year for each board member (i.e.: the minimum total stipend for five (5) board members is \$6,000). The annual minimum contribution remains the same at \$450.

There are a couple of important dates to mark on your calendar:

- By **October 20, 2023**, let us know if you would like to make any changes to the renewal coverage.
- By **January 1, 2024**, renewal payment is due.
- By **January 30, 2024**, WC coverage is subject to cancellation for non-payment. If the CSD Pool does not receive payment by January 30, 2024, Workers Compensation coverage will cancel for non-payment.

As a reminder, BMO coverage is designed only for work-related injuries and illness for board members while in the course and scope of their duties as board members, which are strictly administrative functions. If any of the following scenarios apply to your district, you must report it to us for proper classification:

- Non-administrative functions performed by any board member, such as occasionally working at a water/sewer, or other plant operations, helping with landscaping or maintenance, meter reading, plowing snow, and so forth.
- Entering into a contract with a party, whether verbally or written, to perform work for your district, when the party does not provide proof of his/her own workers' compensation insurance coverage.
- Hiring district employee(s).

Not reporting accurately may also affect prior years' coverages as the NCCI administrative rules allow for Audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.

It is important to note that board members are considered employees under the current Colorado Revised Statute while in the course and scope of their board member administrative duties; therefore, coverage is required unless the district opts out by filing a statement with the Colorado Division of Workers' Compensation no less than 45 days before the start of the coverage year along with an annual resolution adopted and signed by each board member. If the district decides to opt out, please send us a copy of the statement and resolution so that we can properly update our file and non-renew the district's coverage. **Please also note that opting out or canceling BMO coverage will lead to the loss of the 8% Multi Program Discount associated with the district's Property & Liability coverage.**

Finally, the district may qualify for the CSD Pool's SDA Conference Scholarship Program. The CSD Pool sponsors board members who have never attended a Special District Association of Colorado (SDA) Annual Conference in September.

Thank you for renewing your Workers' Compensation Board Member Only coverage with us. If you have any questions regarding your renewal, please do not hesitate to contact us.

TCW Risk Management Renewal Team

On behalf of Nikki Rickord & Sebastian Arulraj

303.872.1930 • tcwinfo@tcwrm.com



If the recipient of this email is not the intended recipient or has otherwise received the email in error, please notify the sender immediately by return email and delete the original email (together with any copies of it) from the recipient computer system without retaining, using, or reproducing the email or its contents.

Workers' Compensation Coverage Invoice

District: Greatrock North Water & Sanitation District
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111-2814

Broker: TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
24WC-48085-0560		48085		1/1/2024		EOD 12/31/2024		8/14/2023	
Class Code	Description	No. of Employees		No. of Volunteers	2024 Rate	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	5	0.75		\$6,000.00	\$45.00	

Manual Contribution:			\$45.00
Experience Modification:	×	1.00	
Modified Contribution:	=	\$45.00	
Minimum Contribution:		\$450.00	
Contribution Volume Credit:	-	\$0.00	
Designated Provider Discount:	-	\$0.00	
Cost Containment Credit:	×	1.00	
Manual Adjustment:	×		
Multi-Program Discount:	×	1.00	
Estimated Annual Contribution:			= \$450.00
Pro Rata Factor:			× 1.00
Total Estimated Contribution:			= \$450.00
Total Amount Due:			\$450.00

Estimated payroll is subject to yearend audit.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3



Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 24WC-48085-0560
Coverage Period: 1/1/2024 — EOD 12/31/2024

FEIN: 84-1461332
Entity ID: 48085

Named Member:
 Greatrock North Water & Sanitation District
 c/o CliftonLarsonAllen LLP
 8390 East Crescent Parkway, Suite 300
 Greenwood Village, CO 80111-2814

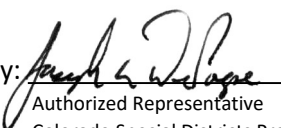
Broker of Record:
 TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
 Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$450.00

Class	Description	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll
8811	Board Member Coverage		\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
 Authorized Representative
 Colorado Special Districts Property and Liability Pool

Date: 8/14/2023



Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
1800 SW 1st Ave, Suite 400
Portland, OR 97201

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT FEBRUARY 6, 2024

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, February 6, 2024, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

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

Also in attendance were:

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

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order at 4:33 p.m. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Board and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting. Director Adams noted that she serves on the HOA Board for Box Elder Creek Ranch.

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

Board of Director’s Report: Director Wyckoff provided a report to the Board. Discussion ensued regarding Epic Estates and their water quality testing on their wells. Staff and Director Wyckoff met with representatives from Epic Estates to share the analysis on the water quality tests and treatment options to serve the property. Representatives from Epic Estates will discuss the information provided

RECORD OF PROCEEDINGS

with their client and contact the District when they are ready to begin the inclusion process.

District Manager's Report: Ms. Johnson reviewed her monthly Manager's Report with the Board. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

CONSENT AGENDA

The Board considered the following actions:

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

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

FINANCIAL MATTERS

None.

ENGINEER'S REPORT

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

CAPITAL PROJECTS UPDATES:

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

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

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

OPERATIONS / MAINTENANCE MATTERS

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

LEGAL MATTERS

None.

RECORD OF PROCEEDINGS

OTHER MATTERS None.

**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 5:11 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

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

Vendor	Invoice Number	Process Date	Amount
*Comcast	1974476Jan24	02/16/24	\$ 246.28
*United Power Inc	23129500Jan24	02/26/24	1,837.99
*Xcel Energy	Multiple	02/20/24	178.82
*Firstbank Treasury Management	24-Jan	01/29/24	556.93
*MyAssetMap	24-Jan	01/29/24	199.99
		Auto Pay	<u>3,020.01</u>
Badger Meter, Inc.	Multiple	02/26/24	3,107.39
Bishop Brogden Associates, Inc	53484	02/26/24	956.50
CliftonLarsonAllen LLP	L241046829	02/26/24	8,559.98
CliftonLarsonAllen LLP	L241071538	02/26/24	3,303.04
CliftonLarsonAllen LLP	L241064985	02/26/24	12,385.28
Diversified Underground	29160	02/26/24	50.00
Element Engineering, LLC	Multiple	02/26/24	2,535.00
Hayes Poznanovic Korver LLC	Multiple	02/26/24	2,535.50
Hydro Optimization & Automation solutions, Inc	11553	02/26/24	12,180.00
Pest Predator	4254	02/26/24	240.00
Ramey Enviromental Compliance, Inc	Multiple	02/26/24	15,527.66
Stacia Hayes	Refund	02/26/24	76.43
Utility Notification Center of Colorado	Multiple	02/26/24	19.35
White Bear Ankele Tanaka & Waldron	33040	02/26/24	3,802.87
		Bill.com	<u>65,279.00</u>
			<u><u>\$ 68,299.01</u></u>

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
JANUARY 31, 2024

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
JANUARY 31, 2024

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 29,185
First Bank - Lockbox	654,783
Colostrust	3,709,438
Accounts Receivable - Customers	39,113
Accounts Receivable - Certified with County	2,242
Receivable from County Treasurer	6,403
AR - Horse Creek Retreat	(571)
AR - Inclusions	(2,065)
Prepaid Insurance	28,954
Total Current Assets	4,467,482
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,924,436
Accumulated Depreciation	(4,054,576)
Net Capital Assets	10,723,163
OTHER ASSETS	
Prepaid Bond Insurance, Net	17,744
Deferred Loss on Refunding	60,038
Other Assets	77,782
TOTAL ASSETS	\$ 15,268,427
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 106,506
Due to County Treasurer	566
Deposit - Refundable Water Meter	850
Accrued Interest Payable	16,683
Loan Series 2020 - Current Portion	190,000
Total Current Liabilities	314,605
LONG - TERM LIABILITIES	
Loan - Series 2020	1,565,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	223,605
Total Long-Term Liabilities	6,163,605
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	6,284
Total Deferred Inflows of Resources	6,284
NET POSITION	
Net Position	8,783,933
Total Net Position	8,783,933
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 15,268,427

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, 2024

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 13,834
Service Charges - Rocking Horse	8,229
Service Charges - Box Elder	19,127
Service Charges - Hayesmount	1,486
Transfer Fees	175
Utility Penalties	216
Box Elder - Water Lease Irrigation	7,500
TOTAL OPERATING REVENUES	50,567
OPERATING EXPENSES:	
Utilities	6,780
Customer Billing	4,200
Engineering - Administration	160
Facility Maintenance & Repair	708
GIS	200
Locates	62
Testing and Reporting	82
Treatment - Maintenance & Repair	15,893
Water Meters - Cap	13,070
Water Rights Dev - Eng.	957
Water Rights Dev - Legal	878
TOTAL OPERATING EXPENSES	42,990
NET INCOME (LOSS)	7,577
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	1,165
Specific Ownership Taxes	5,256
Interest Income	20,071
Available of Service Fees	1,920
County Treasurer's Fee	(17)
Directors' Fees	(100)
District Management	(6,865)
Legal	(2,162)
Miscellaneous	(255)
Payroll Taxes	(85)
TOTAL OTHER REVENUES AND (EXPENDITURES)	18,928
CHANGE IN NET POSITION	26,505
BEGINNING NET POSITION	8,757,428
ENDING NET POSITION	\$ 8,783,933

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.

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE ONE MONTH ENDED JANUARY 31, 2024

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 225,310	\$ 13,834	\$ (211,476)	6.14 %
Service Charges - Rocking Horse	165,803	8,229	(157,574)	4.96 %
Service Charges - Box Elder	262,287	19,127	(243,160)	7.29 %
Service Charges - Hayesmount	35,272	1,486	(33,786)	4.21 %
Inspection Fees	2,000	-	(2,000)	- %
Transfer Fees	3,000	175	(2,825)	5.83 %
Utility Penalties	5,000	216	(4,784)	4.32 %
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
Property Taxes	1,459,139	1,165	(1,457,974)	0.08 %
Specific Ownership Taxes	102,140	5,256	(96,884)	5.15 %
Interest Income	100,000	20,071	(79,929)	20.07 %
Other Revenue	600	-	(600)	- %
Available of Service Fees	10,000	1,920	(8,080)	19.20 %
TOTAL REVENUES	2,378,051	78,979	(2,299,072)	3.32 %
EXPENDITURES				
Administrative	230,281	9,483	220,798	4.12 %
Operations	965,048	42,989	922,059	4.45 %
Capital	4,240,100	1,700	4,238,400	0.04 %
Debt Service	383,651	-	383,651	- %
TOTAL EXPENDITURES	5,819,080	54,172	5,764,908	0.93 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	- %
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	(3,441,029)	24,807	3,465,836	
BEGINNING FUNDS AVAILABLE				
		<u>4,311,782</u>		
ENDING FUNDS AVAILABLE				
		<u>\$ 4,336,589</u>		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		10,723,164		
Debt Obligation, Net		(6,269,539)		
Deferred Inflow of Resources		(6,284)		
ENDING NET POSITION		<u>\$ 8,783,930</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, 2024

43

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 52,000	\$ -	\$ 52,000	- %
Audit	14,300	-	14,300	- %
County Treasurer's Fee	21,887	17	21,870	0.08 %
Directors' Fees	6,000	100	5,900	1.67 %
District Management	95,000	6,865	88,135	7.23 %
Dues and Membership	1,300	-	1,300	- %
Insurance and Bonds	28,800	-	28,800	- %
Legal	581	2,162	(1,581)	372.12 %
Miscellaneous	10,000	254	9,746	2.54 %
Payroll Taxes	413	85	328	20.58 %
Total Administrative	<u>230,281</u>	<u>9,483</u>	<u>220,798</u>	<u>4.12 %</u>
Operations				
Utilities	78,750	6,780	71,970	8.61 %
Contingency	70,193	-	70,193	- %
Customer Billing	50,000	4,200	45,800	8.40 %
Distribution System Mntc	35,000	-	35,000	- %
Engineering - Administration	37,440	160	37,280	0.43 %
Engineering - Operations	19,200	-	19,200	- %
Equipment and Tools	5,000	-	5,000	- %
Facility Maintenance & Repair	58,796	708	58,088	1.20 %
Generator Preventative Mntc	17,300	-	17,300	- %
GIS	3,000	200	2,800	6.67 %
Locates	20,000	62	19,938	0.31 %
Meter Reading	2,250	-	2,250	- %
Operator Services	134,319	-	134,319	- %
Plant Supplies	24,000	-	24,000	- %
Rules and Regulations	3,000	-	3,000	- %
Testing and Reporting	11,250	82	11,168	0.73 %
Treatment - Maintenance & Repair	21,550	15,893	5,657	73.75 %
Water Meters - Cap	5,000	13,070	(8,070)	261.40 %
Water Rights Dev - Eng.	72,000	957	71,043	1.33 %
Water Rights Dev - Legal	207,000	878	206,122	0.42 %
Well - Rehab & Repair	90,000	-	90,000	- %
Total Operations	<u>965,048</u>	<u>42,990</u>	<u>922,058</u>	<u>4.45 %</u>
Capital				
Concentrate Pond	4,160,100	1,700	4,158,400	0.04 %
Reverse Osmosis Unit Upgrade	30,000	-	30,000	- %
Hydraulic Modeling	50,000	-	50,000	- %
Total Capital	<u>4,240,100</u>	<u>1,700</u>	<u>4,238,400</u>	<u>0.04 %</u>
Debt Service				
Bond Interest - 2017	172,244	-	172,244	- %
Loan Interest - 2020	207	-	207	- %
Loan Principal - 2020	210,000	-	210,000	- %
Paying Agent Fees	1,200	-	1,200	- %
Total Debt Service	<u>383,651</u>	<u>-</u>	<u>383,651</u>	<u>- %</u>
TOTAL	<u>\$ 5,819,080</u>	<u>\$ 54,173</u>	<u>\$ 5,764,907</u>	<u>0.93 %</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, 2024
Updated as of February 20, 2024

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of January 31, 2024	\$ 26,780.08
Subsequent activities:	
02/01/24 - Deposit	541.48
02/01/24 - Deposit	2,405.21
02/02/24 - Deposit	594.16
02/05/24 - Deposit	3,067.62
02/06/24 - Deposit	399.56
02/07/24 - Deposit	165.15
02/08/24 - Deposit	283.15
02/09/24 - Deposit	76.60
02/12/24 - Deposit	701.32
02/13/24 - Deposit	235.00
02/13/24 - SDF - CC#1	34,000.00
02/14/24 - Deposit	80.74
02/14/24 - Director Fees	(538.25)
02/15/24 - Deposit	250.94
02/16/24 - Comcast ACH	(246.28)
02/20/24 - Transfer from Colotrust	62,000.00
<i>Anticipated activities</i>	
<i>Anticipated Bill.com Payments</i>	(105,723.18)
<i>Anticipated balance</i>	25,073.30
 <u>First Bank - Lockbox Account (3070)</u>	
Balance as of January 31, 2024	654,783.22
Subsequent activities:	
02/05/24 - Paymentech Fee	(30.00)
02/06/24 - Deposit Return	(110.02)
02/13/24 - Deposit Return	(130.02)
02/14/24 - Deposit Return	(82.33)
02/20/24 - Deposits to Date	26,262.05
<i>Anticipated activities</i>	
<i>Anticipated balance</i>	680,692.90
 <u>ColoTrust - General (8001)</u>	
Balance as of January 31, 2024	3,709,437.66
Subsequent activities:	
02/10/24 - Property Taxes	6,402.85
02/20/24 - Transfer to First Bank	(62,000.00)
<i>Anticipated balance</i>	3,653,840.51
<i>Grand Total</i>	\$ 4,359,606.71

Yield information as of 01/31/24

FirstBank Lockbox - 4.5000%

ColoTrust - 5.5560%

**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2024**

	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	\$ 1,164.73	\$ -	\$ 5,255.59	\$ -	\$ (17.47)	\$ 6,402.85	0.08%	0.08%	\$ 5,611.48	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.08%	394,843.25	38.64%	38.64%
March	-	-	-	-	-	-	0.00%	0.08%	87,810.57	8.14%	46.78%
April	-	-	-	-	-	-	0.00%	0.08%	106,468.12	10.58%	57.37%
May	-	-	-	-	-	-	0.00%	0.08%	34,678.85	2.37%	59.73%
June	-	-	-	-	-	-	0.00%	0.08%	385,267.25	37.71%	97.44%
July	-	-	-	-	-	-	0.00%	0.08%	18,872.88	1.24%	98.68%
August	-	-	-	-	-	-	0.00%	0.08%	10,006.70	0.33%	99.00%
September	-	-	-	-	-	-	0.00%	0.08%	6,628.70	0.00%	99.01%
October	-	-	-	-	-	-	0.00%	0.08%	11,890.48	0.60%	99.61%
November	-	-	-	-	-	-	0.00%	0.08%	10,648.67	0.39%	100.00%
December	-	-	-	-	-	-	0.00%	0.08%	5,767.70	0.00%	100.00%
	\$ 1,164.73	\$ -	\$ 5,255.59	\$ -	\$ (17.47)	\$ 6,402.85	0.08%	0.08%	\$ 1,078,494.65	100.00%	100.00%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
\$ 946,906.00	64.89%	\$ 755.85	0.08%
512,233.00	35.11%	408.88	0.08%
\$ 1,459,139.00	100.00%	\$ 1,164.73	0.08%

Assessed Valuation	Mill Levy
	32.500
	17.581
\$ 29,135,580	50.081

Property Tax

General Fund	\$ 946,906.00	64.89%	\$ 755.85	0.08%
Debt Service Fund	512,233.00	35.11%	408.88	0.08%
	\$ 1,459,139.00	100.00%	\$ 1,164.73	0.08%

Specific Ownership Tax

General Fund	\$ 66,283.00	64.89%	\$ 3,410.58	5.15%
Debt Service Fund	35,857.00	35.11%	1,845.01	5.15%
	\$ 102,140.00	100.00%	\$ 5,255.59	5.15%

Treasurer's Fees

General Fund	\$ 14,203.00	64.89%	\$ 11.34	0.08%
Debt Service Fund	7,684.00	35.11%	6.13	0.08%
	\$ 21,887.00	100.00%	\$ 17.47	0.08%

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 January 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 · AR - Country Club Ranch #2 Inclusion							
2019 Totals					31,269.51	28,351.10	2,918.41
2020 Totals					36,503.23	32,000.00	4,503.23
2021 Totals					30,810.75	41,939.76	(11,129.01)
2022 Totals					14,131.71	10,000.00	4,131.71
2023 Totals					57,445.87	57,186.52	259.35
Bill	01/31/2024	33040	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,640.51	-	1,640.51
Bill	01/31/2024	49710	Hayes Poznanovic	Inclusion Costs	1,657.50	-	3,298.01
Bill	01/31/2024	L241064985	CliftonLarsonAllen LLP	Inclusion Costs	990.00	-	4,288.01
2024 Totals					4,288.01	-	4,288.01
Total 401255 · AR - Country Club Ranch #2 Inclusion					174,449.08	169,477.38	4,971.70
401256 · AR - Ridgeview Estates Inclusion							
2019 Totals					3,833.01	3,500.00	333.01
2020 Totals					7,726.69	8,000.00	(273.31)
2021 Totals					7,485.21	6,000.00	1,485.21
2022 Totals					5,775.44	4,000.00	1,775.44
2023 Totals					-	3,320.35	(3,320.35)
2024 Totals					-	-	-
Total 401256 · AR - Ridgeview Estates Inclusion					24,820.35	24,820.35	-
401257 · AR - Hayesmount Estates Inclusion							
Total 401257 · AR - Hayesmount Estates Inclusion					5,243.27	5,243.27	-
401258 · AR - Homestead Heights/CC#1 Inclusion							
2019 Totals					2,929.50	-	2,929.50
2020 Totals					5,924.31	5,000.00	924.31
2021 Totals					20,183.98	21,625.00	(1,441.02)
2022 Totals					2,325.00	-	2,325.00
2023 Totals					927.50	10,000.00	(9,072.50)
2024 Totals					-	-	-
Total 401258 · AR - Homestead Heights/CC#1 Inclusion					32,290.29	36,625.00	(4,334.71)
401259 · AR - Epic Estates Inclusion							
2021 Totals					1,969.25	5,000.00	(3,030.75)
2022 Totals					4,818.62	10,000.00	(5,181.38)
2023 Totals					4,504.88	-	4,504.88
Bill	01/31/2024	0006-06	Element Engineering, LLC	Inclusion Costs	675.00	-	675.00
Bill	01/31/2024	L241064985	CliftonLarsonAllen LLP	Inclusion Costs	330.00	-	1,005.00
2024 Totals					1,005.00	-	1,005.00
Total 401259 · AR - Epic Estates Inclusion					12,297.75	15,000.00	(2,702.25)
401261 · AR - Horse Creek Retreat Inclusion							
2022 Totals					2,428.75	3,000.00	(571.25)
2023 Totals					-	-	-
2024 Totals					-	-	-
Total 401261 · AR - Horse Creek Retreat Inclusion					2,428.75	3,000.00	(571.25)

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
2024 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
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

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 \$10,000 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.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 2024, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

Debt Service

Principal and interest payments in 2024 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.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

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.

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.



Greatrock North Water & Sewer District Monthly Activities Report January 15th, 2024 – February 15th, 2024

Daily Operations Summary

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

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

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

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

1/16/24 (4.0hr) Rounds and checks at each facility. Shut down Box Elder pumpstation for REC ESD to repair leak in Box Elder flow meter manhole. Verified that flow meter is damaged and needs to be replaced.

1/17/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected monthly Bac-T samples and delivered to the lab.

1/18/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Responded to frozen water line at 28760 E 159th Ave. Thawed line and replaced meter washer and freeze plate.

1/19/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Installing new endpoints on meters throughout district.

1/22/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Installing new endpoints and replacing bad meters in district. Responded to low water pressure at residence homes, determined issue to be on homeowners plumbing.

1/23/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/24/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Installing new endpoints on meters throughout district

1/25/24(4.0hr) Routine site visit. Regular rounds and checks of each facility. Responded to Water leak complaint at customer house on Greatrock Way. Assisted customer in locating leaks on property and determined issue to be on the homeowner's plumbing.

1/26/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/29/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/30/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

1/31/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/01/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Worked on meter and meter endpoint installations.

2/02/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/05/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Locating buried meter pits on 165th Ave and Queensviews St.

2/06/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Replacing faulty meters in districts that are on the zero-consumption list.

2/07/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/08/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed manual meter reads and sent information to CLA.

2/09/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility. ESD on site removing old RO treatment plant skid. Valved off old RO building to help with removal of equipment. Responded to low water pressure in box elder neighborhood. Upon troubleshooting found blown fuse that was preventing the booster pumps from operating.

2/12/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/13/24 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

2/14/24 (4.0hr). Routine site visit. Regular rounds and checks of each facility.

Jan 15th – Feb 15th, 2024

RO Run Time	176.59 Hours
RO Concentrate Flow: 1 Pond (South)	529,794

Installed From: 01/12/24 To: 02/12/24

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Status
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ENGINEER'S PROGRESS REPORT

Date: March 5, 2024
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

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

2. Concentration Evaporation Pond

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

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

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

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

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

Additional survey field work was ongoing as of September 16, 2021. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26, 2021 work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

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

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

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

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared

by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.

It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30th, 2023.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

We are awaiting final CDPHE approval of the updated documents. Additional changes/comments are unlikely. Therefore, we have sent all plans, technical specifications, and construction QA/QC requirements to the CMAR for updated pricing.

3. Third Alluvial Well

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

Element met with the district's water resources engineer on August 12, 2021. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

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

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

No work this period.

It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.

GENERAL ENGINEERING – ADMINISTRATION

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30th, 2021 at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

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

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

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

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

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also, we have been coordinating with the district's consultants on the Town of Castle Rock water court case.

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

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

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

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

No work this period.

1. Box Elder Creek Ranch Subdivision

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

No work this period.

2. Rocking Horse Farms Subdivision

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

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

Element met with REC at RHF on January 21st, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

No work this period.

3. Greatrock North Subdivision

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

No work this period.

4. Hayesmount Estates Subdivision

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

No work this period.

GENERAL ENGINEERING – OPERATIONS

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

Element met with REC on January 21st, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

No work this period.

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a pre-construction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5, 2021, or July 12, 2021 depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

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

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16th, 2021. Onsite construction work started on July 21st, 2021. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

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

Element inspected and coordinated work on the fire hydrant relocation.

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

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

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.

Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.

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

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

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

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comments.

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

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

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

No work this period.

3. Ridgeview Estates

This subdivision has gained Initial Acceptance.

No work this period.

4. Epic Estates

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

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

No work this period.

5. Horse Creek Retreat

No work this period.

OTHER PROJECTS:

1. Water Model

No work this period.



Greatrock North Water & Sewer District
ORC Report
March 5, 2024

Rocking Horse Farms Tank Fill Valve

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

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

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

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

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

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

RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

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

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

Update – REC ESD began removing the RO skid and associate equipment the week on 2/9/24 and completed the project the week of 2/12/24.

Augmentation

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

Additional Activities

Completed the annual EDOP report for the brine ponds.

Completed new water line inspection at 28505 Kenosha Ct

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
Jan-24					185	27	225	44	216	42
Dec-23					191	29	213	24	237	28
Nov-23					322	44	167	18	170	23
Oct-23	1283	646	1280	632	119	16	162	26	174	27
Sep-23					140	18	135	21	142	22
Aug-23					256	73	173	17	267	77
Jul-23	1230	559	1265	554	303	92	217	84	340	63
Jun-23					147	17	174	22	152	14
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Minimum	1002	537	988	537	119	16	135	17	142	14
Maximum	1283	646	1280	632	360	122	505	166	442	165
Average	1153	574	1147	568	230	52	241	55	252	75



Applied Ingenuity, LLC.

Client: Greatrock North WSD

From: Devin Cary
Applied Ingenuity, LLC

Project: Box Elder LFH Well. Updated Proposal

Thank you for the opportunity to provide pricing for services at the LFH well at Box Elder. We have updated the previous proposal to reflect pricing increases for the pumping equipment.

Scope of Work

Equipment Removal-

- Mobilize to the site
- Remove the pumping equipment
- Perform a visual evaluation of the equipment and provide repair recommendations

Equipment Removal Cost- \$5,711.00

Well Video-

- Perform a well video to an estimated depth of 1200'
- Provide a copy of the DVD and written log
- Provide well rehab recommendations if required

Well Video Cost- \$1,492.00

Estimated Pumping Equipment and Installation-

New Equipment:

- 1- 50 HP pump and motor sized for 150 GPM at 1053' TDH
- 2- 4 ½" high pressure check valves
- Splice kits, banding, and service materials required to complete the installation

Labor:

- Mobilize to the site
- Install the new equipment with the existing power cable, pipe, etc.
- Disinfect the well
- Provide start up services and installation records

Estimated Equipment and Installation Cost- \$30,409.00



Notes: Pricing for additional equipment that may be required such as replacement pipe, power cable, etc. can be provided once the equipment is removed and evaluated.

Scheduling: Shipment time for the new equipment is currently 8-10 weeks from receipt of order.

Thank you again for the opportunity.

Devin Cary
Project Manager
Applied Ingenuity, LLC.

Terms and Conditions of Purchase

Inherent Risks: There are inherent risks involved when performing well service or rehabilitation on any well. Some of these risks include damaged or collapsed well casing or screens and reduced or lost production from the well. Every attempt will be made to prevent these problems during this work, however Applied Ingenuity cannot be held responsible for well problems which arise as a result of this work due to existing well conditions or other factors beyond our control.

Freight: Freight costs have been included in this pricing.

Taxes: No Federal, State, or local use or sales taxes are included. These will be added where applicable at the time of invoicing.

Warranty: The warranty period on new equipment provided by Applied Ingenuity is one year from the date of shipment and covers defects in the equipment manufacturer's workmanship and materials. Failures caused by lightning or other acts of God, power surges, adverse well conditions, rapid cycling, operational or system issues, or other causes beyond the control of the manufacturers and/or Applied Ingenuity are not covered under this warranty. Applied Ingenuity cannot be held responsible for incidental or consequential damages including, but not limited to, water shortages, crop damage, or lack of fire protection which may result from premature equipment failures. This warranty covers materials and labor.

Delays: **Applied Ingenuity** shall be liable for no penalty, charge, or cost for delays in performance by Applied Ingenuity caused by weather, acts of God, shortage of materials or labor, strikes or circumstances outside the control of **Applied Ingenuity**.

Payment: Payment terms are net 30 days from date of invoice. Retainage is not allowed. A service charge of **2% PER MONTH (24% PER ANNUM)** shall be added on any past due accounts and if the account is not paid when due the buyer agrees to pay all reasonable costs of collection. Payment to **Applied Ingenuity** is not contingent on other payments to Purchaser by other third parties or upon any other thing or event other than receipt of the equipment.

Conditional Proposal: The proposal is conditioned upon **Applied Ingenuity** receiving written notice of its acceptance within 30 days from the date of the offer.

Bonding: Performance Bonding has not been included in the Purchase Order Agreement.

Attorney's Fees: In the event of a default under or breach of the terms of this contract, the defaulting party shall pay the non-defaulting party all costs incurred in enforcing the terms of this agreement, including court costs and attorney's fees in a reasonable amount and including all costs of arbitration, if any, all fees and costs of arbitrators, all costs of discovery and depositions and copies, expert witness fees, travel expenses and any other cost or expense of litigation.

Thank you for the opportunity to quote this project. If **Applied Ingenuity, LLC.** is selected for this work, please sign below, and return to **Applied Ingenuity, LLC.**

Accepted by:

_____ Date