

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: June 6, 2023
TIME: 4:30 P.M.
LOCATION: **This meeting will be held via teleconferencing and can be joined through the directions below:**

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

- 1. To attend via MS Teams videoconference use the below link –
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzY3ZmQxNzltMjU1OC00ZjIwLTkzMjctN2RINTY1ZGEyNjdl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d
- 2. Or by calling 1-720-547-5281 & entering the following Phone Conference ID: **113 576 728#**

<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
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
Allison Fogg, Esq.
Nicholaus Marcotte, PE District Engineer
Mike Murphy District Operator in Responsible Charge

Greatrock North Water and Sanitation District
 June 6, 2023 Agenda

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

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda.
- C. Board of Director’s Report.
- D. District Manager’s Report (enclosure – 003).
- E. Status of May 2, 2023 Election.
- F. Discuss and consider appointment of officers:

<u>Office</u>	
President	
Vice President	
Treasurer	
Secretary	
Assistant Secretary	
Secretary to the Board	

II. CONSENT AGENDA

- A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 - 1. Approve the Minutes of the May 2, 2023 regular meeting (enclosure – 004).
 - 2. Ratify approval of the payment of claims for the period ending May 30, 2023, in the amount of \$79,466.24 (enclosure – 005).
 - 3. Acceptance of unaudited financial statements for the period ending April 30, 2023, Schedule of Cash Position updated as of May 24, 2023, and Inclusion Summaries (enclosure - 006).
 - 4. Operations and Maintenance Activities Report (enclosure – 007).
 - 5. Review meter installation report (enclosure – 008).
 - 6. Adoption of Resolution Designating the Location of Regular Meetings of the Board of Directors (Resolution No. 2023-06-01) (enclosure – 009).
 - 7. Ratify approval of proposal for electrical work from American Datapath (enclosure – 010).

III. FINANCIAL MATTERS

IV. ENGINEER’S REPORT (enclosure – 011)

- A. Capital Projects Update
 - 1. Third Alluvial Well
 - 2. Evaporation Pond

Greatrock North Water and Sanitation District
June 6, 2023 Agenda

3. Reverse Osmosis Treatment Facility

- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 012).
- VI. LEGAL MATTERS
- A. Review and approve the Amendment to the Inclusion Agreement with Homestead Heights II (to be distributed).
 - B. Review and consider approval of an Inclusion Agreement with Country Club Ranchettes No. 2 (to be distributed).
 - C. Continuance of Public Hearing on Inclusion of Country Club Ranchettes, Filing No. 2, and Consider Adoption of Resolution No. 2023-06-02: Resolution and Order for Inclusion of Property (Country Club Ranchettes, Filing No. 2) (enclosure - 013).
- VII. OTHER MATTERS
- A. Status of Homestead Heights/Country Club Ranchettes #1.
 - B. Reschedule the July 4, 2023 Board meeting.
- 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, July ____, 2023
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p> <p>9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements.</p> <p>12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants.</p> <p>02/23/2022 – water line and well easements approved by BOD.</p> <p>3/25/2022 – 11 SDF’s collected to date.</p> <p>06/01/2022 – 13 SDF’s collected to date.</p> <p>06/28/2022- initial punch list provided to Jay.</p> <p>7/26/2022 – 15 SDF’s collected to date. Lisa requested additional</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										funds from developer to cover inclusion costs. 08/29/2022 – Jay is working with Nick and Mike on punch list items. 10/05/2022 – 17 SDF’s paid to date. 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.
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/7/2021: Met yesterday with Blanco regarding tie in at tank site. 1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants. 2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required. 5/4/2021: onsite water improvements in process and project is almost complete. 7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21. 8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer’s engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated. 9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer. 12/28/2021 – Nick drafted initial acceptance letter and transmitted to developer. 2/23/2022 – Nick followed up with David Moore in February.

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										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.
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. 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.

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
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> <p>2/23/2022 – Element working on permit requirements with Adams</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>County.</p> <p>3/25/2022 – Public Meeting will be held on April 5th. Property owners were notified via mail.</p> <p>06/01/2022 – Element to finalize reports to submit to CDPHE and ADCO the week of May 30, 2022.</p> <p>6/28/22 – reports and submittals made to CDPHE and ADCO.</p> <p>10/25/2022 – Nick responded to comments from Adams County.</p> <p>02/28/2023 – Board determined to use CMAR process. Nick is working with Jennifer and Erin to document process for bidding, contract docs. etc.</p> <p>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.</p>
RO Treatment Plant Upgrade	2/19/19	Nick	N/A	1		X				<p>12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments or questions received to date. Ran into issue with the concentrate line which was discussed with the Board.</p> <p>1/5/2021: No comments received from CDPHE yet.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021.</p> <p>5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.</p> <p>7/6/2021: Nick to prepare major PUD amendment and process through Adams County</p> <p>7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after.</p> <p>8/5/21: PUD Application submitted to Adams County.</p> <p>8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p> <p>9/16/21: Pre-construction meeting held to discuss access and begin site stage.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>12/28/2021 – Nick and John attended planning commission meeting. Planning Commission approved the plan and recommends approval by BOCC in January.</p> <p>1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting.</p> <p>1/24/22 – Design to remove the sump by lowering the concentrate line in Rayburn are being finalized. This will be issued to the contractor as Field Order No. 1.</p> <p>2/23/2022 – Project began in February.</p> <p>3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted.</p> <p>06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well.</p> <p>7/26/2022 – CO’s 2-6 have been approved and pay apps 1-7 as well.</p> <p>8/29/2022 CO’s 1-7 have been approved and pay apps. 1-8 as well.</p> <p>10/05/2022 – punchlist walk is scheduled for 10/06/2022.</p> <p>10/25/2022 – Substantial completion was provided to Moltz.</p> <p>02/28/2023 – furniture has been installed. Staff is working with CMIT on IT proposal and agreement with Comcast for internet service.</p> <p>3/28/2023 – MSA/SOW received from CMIT and transmitted to Erin for review.</p> <p>4/25/2023 – CMIT fully executed and equipment ordered. Open Path up and running and Shauna is working on tutorial.</p> <p>5/19/2023 – electrician to do the work on 5/31/2023. CMIT to schedule the IT installation shortly thereafter.</p>
OPERATIONAL MATTERS										
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				<p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>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.</p> <p>12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										1/21/22: Element met with REC onsite to discuss potential remedies for this issue. 5/19/2023 – this will be addressed once the new pond is constructed and the existing ponds can be taken off line and maintained.
GBFPD – Emergency Response Plan	01/04/2022	Mike Lisa	N/A	2						Mike and Lisa to contact GBFPD to discuss emergency response plan in the event of a fire. 06/28/2022 – Mike to discuss with GBFPD and HFPD. 7/26/2022 – Mike confirmed GBFPD is the service provider and will schedule a meeting to discuss a plan.
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.
SDF analysis	5/19/2023	Nick		2	X					Work in process.
GIS CC#1	5/19/2023	Nick		2	X					GIS CC#1 Infrastructure.
WELL AND WATER MATTERS										
FINANCIAL MATTERS										
ADMINISTRATIVE MATTERS										
Cybersecurity Efforts	3/2/21	Mike	N/A			X				3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system. 02/28/2023 – Mike is working with HOA regarding annual contract etc. 3/28/2023 – proposal from HOA will be reviewed by BOD at the April meeting. 4/25/2023 – ICA with HOA approved by BOD at the April meeting. 5/19/2023 – HOA provides cyber security services as part of their scope of work.



Date: May 30, 2023

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

From: Lisa A. Johnson, District Manager

Re: June 6, 2023 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the May 2, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending May 31, 2023.
3. Acceptance of unaudited financial statements for the period ending April 30, 2023, Schedule of Cash Position updated as of May 24, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Adopt Resolution No. 2023-06-01; Designating the Location of Regular Meetings of the Board of Directors

I recommend approval of the consent agenda items.

VI.A. Continued Public Hearing on Inclusion of Country Club Ranchettes, Filing No. 2.

Staff continues to work diligently with developer's counsel to finalize the inclusion agreement as well as an amendment to the Homestead Heights II inclusion agreement. I am hopeful we will have all terms negotiated by the meeting date and will present the information at that time.

VII.B. Reschedule the July 4, 2023 Board Meeting

Due to the holiday, a rescheduling of the July 4, 2023 is needed. Dates will be discussed at the meeting.

Review of monthly Water Resumes and Other Water Related Matters

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

Update on other District Related Matters and/or Committee Meetings

Ms. D'Amato is scheduled to meeting with an electrician at the new plant on May 31, 2023.

CMIT is scheduled to meet out there on that date as well. Director Wyckoff noted some issued that need to be addressed my Moltz under the warranty. Mr. Marcotte will communicate those to Moltz and schedule the work.

Staff and Director Wyckoff met with Epic Estates staff and had a productive meeting. The property owner would like to seek inclusion once the water rights concerns have been addressed.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT MAY 2, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, May 2, 2023 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

John D. Wyckoff
Lisa Jacoby
Robert W. Fleck
Brenda Adams

Absent and excused was Director Rogers.

Also in attendance were:

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

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which, Directors Wyckoff, Jacoby, Adams, and Fleck each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda. Director Adams noted that she serves on the HOA Board for Box Elder Creek Ranch.

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

Board of Director’s Report: None.

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

RECORD OF PROCEEDINGS

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the April 4, 2023 regular meeting.
2. Ratify approval of the payment of claims for the period ending April 24, 2023, in the amount of \$65,337.23.
3. Acceptance of unaudited financial statements for the period ending March 31, 2023, Schedule of Cash Position updated as of April 20, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Ratify approval of the Warranty Agreement (Country Club Ranchettes Filing No. 1).
7. Ratify approval for Warranty Agreement (Ridgeview Estates Filing No. 1).
8. Ratify approval of Independent Contractor Agreement with Hydro Optimization and Automation Solutions, Inc.
9. Ratify approval of Greatrock North Water and Sanitation District Contract with Simply Strong, LLC d/b/a Maidpro.
10. Ratify approval of Master Services Agreement and Statements of Work with CMIT.

Following discussion, upon a motion duly made by Director Fleck, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Consent Agenda items, with the amendment to the Independent Contractor Agreement with Hydro Optimization and Automation Solutions, Inc. as discussed.

FINANCIAL MATTERS

None.

ENGINEER'S REPORT

The Board reviewed the Engineer's Report. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new update.

Evaporation Pond: Mr. Marcotte provided an update. He is working with legal counsel to finalize the Construction Manager at Risk Delivery Method (CMAR) form of contract and should have that finished by the end of this week.

Reverse Osmosis Treatment Facility: Equipment has been ordered. Ms. D'Amato met with an electrician to identify what is needed prior to equipment installation. A proposal is forthcoming.

RECORD OF PROCEEDINGS

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (“ORC”) Report: Mr. Murphy presented his report and provided updates.

Repairs to Water Meter Pit Located at 28395 E. 163rd Place: The Board discussed the water meter repair and lowering of the meter pit at 28395 E. 163rd Place. A proposal was received from the homeowner for the repair in the amount of \$2,000. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved to reimburse the homeowner in the amount of \$1,000.

LEGAL MATTERS

Public Hearing on Inclusion of Country Club Ranchettes, Filing No. 2, and Consider Adoption of Resolution No. 2023-05-02: Resolution and Order for Inclusion of Property (Country Club Ranchettes, Filing No. 2): Ms. Johnson opened the public hearing at 5:25 p.m. There being no public in attendance for comment, the hearing was continued to the June Board meeting.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1: Ms. Johnson reported that she has reconciled the imprest account and requested funding for the deficit.

Status of Ridgeview Estates: Ms. Johnson reported that she has reconciled the imprest account and requested funding for the deficit.

Status of Country Club Ranchettes Filing #2: Ms. Johnson reported that she has reconciled the imprest account and requested funding for the deficit.

Xcel Energy Hydrogen-Natural Gas Blending Demonstration Project: Director Adams presented, for informational purposes, an Xcel Energy hydrogen-natural gas blending demonstration project that is being constructed near the boundaries of the District. No action was taken.

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 Fleck, and, upon vote, unanimously carried, the meeting was adjourned at 5:44 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**Greatrock North Water & Sanitation District
Claims List
May 30, 2023**

Vendor	Invoice #	Date	Amount
*My Asset Map LLC	E5F5CDB-0063	4/28/2023	\$ 199.99
*United Power Inc	Multiple	5/24/2023	3,468.32
*Xcel Energy	5398600067APR23	5/19/2023	49.53
*Xcel Energy	5336053542APR23	5/19/2023	81.10
*Centurylink ACH	7191112907MAY23	5/22/2023	375.68
		Auto Pay	\$ 4,174.62
Comcast	1974476Apr23	5/12/2023	\$ 593.62
Maidpro	Multiple	5/12/2023	192.00
Badger Meter, Inc.	80125667	5/30/2023	453.01
Bishop Brogden Associates, Inc	51778	5/30/2023	1,555.00
Bishop Brogden Associates, Inc	51790	5/30/2023	1,373.00
Bishop Brogden Associates, Inc	51789	5/30/2023	198.75
CliftonLarsonAllen LLP	3724101	5/30/2023	1,805.25
CliftonLarsonAllen LLP	3724101	5/30/2023	7,596.68
CliftonLarsonAllen LLP	3724101	5/30/2023	300.00
CliftonLarsonAllen LLP	3724101	5/30/2023	170.50
CliftonLarsonAllen LLP	3724101	5/30/2023	1,350.00
Colorado Special Districts P&L Pool	23PL-48085-3168	5/30/2023	527.00
Country Club Ranchettes LLC	Refund	5/30/2023	21,900.00
Diversified Underground	27555	5/30/2023	65.00
Diversified Underground	27555	5/30/2023	1,650.00
Element Engineering, LLC	0006-03	5/30/2023	75.00
Element Engineering, LLC	0003B-02	5/30/2023	500.00
Element Engineering, LLC	0009-01	5/30/2023	800.00
Element Engineering, LLC	0007-03	5/30/2023	75.00
Elite Industries, Inc.	21700	5/30/2023	1,075.00
Fernando Faudoa	Refund	5/30/2023	78.64
Firstbank Treasury Management	Mar-23	5/30/2023	547.98
Hayes Poznanovic Korver LLC	47987	5/30/2023	250.00
Hayes Poznanovic Korver LLC	47990	5/30/2023	375.00
Hayes Poznanovic Korver LLC	47988	5/30/2023	3,225.00
Leslie & Laurie Turner	Refund	5/30/2023	127.76
Martin & Wood Water Consultants Inc.	26812	5/30/2023	55.00
Pest Predator	3585	5/30/2023	240.00
Ramey Enviromental Compliance, Inc	25643	5/30/2023	11,476.87
Ramey Enviromental Compliance, Inc	25643	5/30/2023	633.12
Ramey Enviromental Compliance, Inc	25638	5/30/2023	2,914.60
Special District Association	35115	5/30/2023	1,237.50
Treatment Technology	188918	5/30/2023	641.80
United Site Services, Inc	INV-01688972	5/30/2023	224.00
Utility Notification Center of Colorado	223040681	5/30/2023	39.99
White & Jankowski LLP	18773	5/30/2023	896.00
White Bear Ankele Tanaka & Waldron	27741	5/30/2023	9,889.05
White Bear Ankele Tanaka & Waldron	27741	5/30/2023	184.50
		Bill.com	\$ 75,291.62
Grand Total			\$ 79,466.24

GREATROCK NORTH WATER & SANITATION DISTRICT

FINANCIAL STATEMENTS

APRIL 30, 2023

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
APRIL 30, 2023

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 20,270
First Bank - Lockbox	234,450
Colostrust	3,637,615
Accounts Receivable - Customers	25,421
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	106,468
AR - Horse Creek Retreat	2,429
AR - Inclusions	41,495
Total Current Assets	4,069,522
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,873,537
Accumulated Depreciation	(4,066,574)
Net Capital Assets	10,660,266
OTHER ASSETS	
Prepaid Bond Insurance, Net	17,745
Deferred Loss on Refunding	60,038
Other Assets	77,783
TOTAL ASSETS	\$ 14,807,571
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 81,516
Due to County Treasurer	2,912
Deposit - Refundable Water Meter	850
Accrued Interest Payable	16,683
Loan Series 2020 - Current Portion	190,000
Total Current Liabilities	291,961
LONG - TERM LIABILITIES	
Loan - Series 2020	1,565,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	223,605
Total Long-Term Liabilities	6,163,605
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	5,600
Total Deferred Inflows of Resources	5,600
NET POSITION	
Net Position	8,346,407
Total Net Position	8,346,407
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 14,807,573

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 FOUR MONTHS ENDED APRIL 30, 2023

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 32,406
Service Charges - Rocking Horse	24,035
Service Charges - Box Elder	57,536
Service Charges - Hayesmount	4,618
Inspection Fees	2,790
Transfer Fees	700
Utility Penalties	1,076
Box Elder - Water Lease Irrigation	7,500
SDF - Country Club Ranchettes	(21,900)
TOTAL OPERATING REVENUES	108,761
OPERATING EXPENSES:	
Utilities	13,940
Customer Billing	15,679
Distribution System Mntc	10,228
Engineering - Administration	2,180
Engineering - Operations	800
Equipment and Tools	288
Facility Maintenance & Repair	7,095
Generator Preventative Mntc	3,168
GIS	800
Locates	8,747
Operator Services	33,490
Plant Supplies	2,601
Testing and Reporting	3,270
Water Meters - Cap	150
Water Rights Dev - Eng.	13,365
Water Rights Dev - Legal	11,373
TOTAL OPERATING EXPENSES	127,174
NET INCOME (LOSS)	(18,413)
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	586,602
Specific Ownership Taxes	16,915
Interest Income	55,792
Available of Service Fees	810
Accounting	(12,444)
County Treasurer's Fee	(8,799)
Directors' Fees	(1,900)
District Management	(38,151)
Dues and Membership	(1,238)
Election	(2,196)
Insurance and Bonds	(25,852)
Legal	(24,776)
Miscellaneous	(15,343)
TOTAL OTHER REVENUES AND (EXPENDITURES)	529,420

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 FOUR MONTHS ENDED APRIL 30, 2023

ENTERPRISE FUND

CHANGE IN NET POSITION	<u>511,007</u>
BEGINNING NET POSITION	<u>7,835,400</u>
ENDING NET POSITION	<u>\$ 8,346,407</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.

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE FOUR MONTHS ENDED APRIL 30, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 225,310	\$ 32,406	\$ (192,904)	14.38 %
Service Charges - Rocking Horse	165,803	24,035	(141,768)	14.50 %
Service Charges - Box Elder	262,287	57,536	(204,751)	21.94 %
Service Charges - Hayesmount	35,272	4,618	(30,654)	13.09 %
Inspection Fees	2,000	2,790	790	139.50 %
Transfer Fees	3,000	700	(2,300)	23.33 %
Utility Penalties	5,000	1,076	(3,924)	21.52 %
Water Meters	4,000	-	(4,000)	- %
Dev Fees - Hayesmount Estates	25,560	-	(25,560)	- %
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
SDF - Country Club Ranchettes	-	(21,900)	(21,900)	- %
Property Taxes	1,022,556	586,602	(435,954)	57.37 %
Specific Ownership Taxes	71,579	16,915	(54,664)	23.63 %
Interest Income	30,000	55,792	25,792	185.97 %
Available of Service Fees	24,480	810	(23,670)	3.31 %
TOTAL REVENUES	1,884,347	768,880	(1,115,467)	40.80 %
EXPENDITURES				
Administrative	299,388	130,699	168,689	43.66 %
Operations	874,609	127,173	747,436	14.54 %
Capital	3,658,054	9,605	3,648,449	0.26 %
Debt Service	386,610	-	386,610	- %
TOTAL EXPENDITURES	5,218,661	267,477	4,951,184	5.13 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	- %
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	(3,334,314)	501,403	3,835,717	
BEGINNING FUNDS AVAILABLE				
		3,460,559		
ENDING FUNDS AVAILABLE				
		\$ 3,961,962		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		10,660,266		
Debt Obligation, Net		(6,270,221)		
Deferred Inflow of Resources		(5,600)		
ENDING NET POSITION		\$ 8,346,407		

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 FOUR MONTHS ENDED APRIL 30, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 50,000	\$ 12,444	\$ 37,556	24.89 %
Audit	13,000	-	13,000	-%
County Treasurer's Fee	15,338	8,799	6,539	57.37 %
Directors' Fees	6,000	1,900	4,100	31.67 %
District Management	90,000	38,151	51,849	42.39 %
Dues and Membership	1,400	1,238	162	88.43 %
Election	50,000	2,196	47,804	4.39 %
Insurance and Bonds	21,000	25,852	(4,852)	123.10 %
Legal	44,150	24,776	19,374	56.12 %
Miscellaneous	8,000	15,343	(7,343)	191.79 %
Payroll Taxes	500	-	500	-%
Total Administrative	<u>299,388</u>	<u>130,699</u>	<u>168,689</u>	<u>43.66 %</u>
Operations				
Utilities	75,000	13,940	61,060	18.59 %
Contingency	70,000	-	70,000	-%
Customer Billing	36,000	15,679	20,321	43.55 %
Distribution System Mntc	22,900	10,228	12,672	44.66 %
Engineering - Administration	20,100	2,180	17,920	10.85 %
Engineering - Operations	33,000	800	32,200	2.42 %
Equipment and Tools	5,000	288	4,712	5.76 %
Facility Maintenance & Repair	53,600	7,095	46,505	13.24 %
Generator Preventative Mntc	15,000	3,168	11,832	21.12 %
GIS	3,000	800	2,200	26.67 %
Locates	9,000	8,747	253	97.19 %
Meter Reading	1,000	-	1,000	-%
Operator Services	129,524	33,490	96,034	25.86 %
Plant Supplies	22,000	2,601	19,399	11.82 %
Rules and Regulations	2,000	-	2,000	-%
Testing and Reporting	12,400	3,270	9,130	26.37 %
Treatment - Maintenance & Repair	82,085	-	82,085	-%
Water Meters - Cap	4,000	150	3,850	3.75 %
Water Rights Dev - Eng.	54,000	13,365	40,635	24.75 %
Water Rights Dev - Legal	135,000	11,373	123,627	8.42 %
Well - Rehab & Repair	90,000	-	90,000	-%
Total Operations	<u>874,609</u>	<u>127,174</u>	<u>747,435</u>	<u>14.54 %</u>
Capital				
Concentrate Pond	3,658,054	6,303	3,651,751	0.17 %
Reverse Osmosis Unit Upgrade	-	3,302	(3,302)	-%
Total Capital	<u>3,658,054</u>	<u>9,605</u>	<u>3,648,449</u>	<u>0.26 %</u>
Debt Service				
Bond Interest - 2017	172,244	-	172,244	-%
Loan Interest - 2020	23,166	-	23,166	-%
Loan Principal - 2020	190,000	-	190,000	-%
Paying Agent Fees	1,200	-	1,200	-%
Total Debt Service	<u>386,610</u>	<u>-</u>	<u>386,610</u>	<u>-%</u>
TOTAL	<u>\$ 5,218,661</u>	<u>\$ 267,478</u>	<u>\$ 4,951,183</u>	<u>5.13 %</u>

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

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 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
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

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

Water Service Charges

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

Availability of Service Fees

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

Water Lease Irrigation

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

Net Investment Income

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

Expenditures

Administrative and Operating Expenditures

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

County Treasurer's Fees

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

Capital Outlay

The budget anticipates construction activity during 2023, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2023 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

Debt and Leases

Series 2017

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

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

Series 2020

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

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

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

GREATROCK NORTH WATER & SANITATION DISTRICT
Schedule of Cash Position
April 30, 2023
Updated as of May 25, 2023

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of April 30, 2023	\$ 20,270.04
Subsequent activities:	
05/01/23 - Deposit	1,339.35
05/02/23 - Deposit	477.10
05/03/23 - Deposit	469.43
05/04/23 - Deposit	924.83
05/04/23 - Director Fees	(430.60)
05/05/23 - Deposit	272.23
05/08/23 - Deposit	712.18
05/12/23 - Deposit	225.00
05/12/23 - Bill.com Payment	(785.62)
05/16/23 - Deposit	325.08
05/17/23 - Deposit	320.37
05/17/23 - Lockbox Fees	(824.67)
05/18/23 - Deposit	926.57
05/19/23 - Deposit	832.07
05/19/23 - Xcel Energy ACH	(130.63)
05/22/23 - Deposit	2,076.32
05/22/23 - Centurylink ACH	(375.68)
05/23/23 - Deposit	311.74
05/24/23 - Deposit	506.90
05/24/23 - United Power AC	(3,468.32)
Anticipated Transfer from ColoTrust	75,000.00
Anticipated Bill.com Payments	(73,610.00)
<i>Anticipated balance</i>	25,363.69
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of April 30, 2023	234,450.43
Subsequent activities:	
05/03/23 - Paymentech Fee	(30.00)
05/20/23 - Deposit (Utility Payments) - May	50,129.60
<i>Anticipated balance</i>	284,550.03
<u>ColoTrust - General (8001)</u>	
Balance as of April 30, 2023	3,637,614.60
Subsequent activities:	
05/10/23 - PTAX - APR23	106,468.12
Anticipated Transfer to First Bank	(75,000.00)
<i>Anticipated Debt Service Payment - 2017</i>	(86,121.88)
<i>Anticipated Debt Service Payment - 2020</i>	(11,583.00)
<i>Anticipated balance</i>	3,571,377.84
<i>Grand Total</i>	\$ 3,881,291.56
<u>Yield information as of 04/30/23:</u>	
FirstBank Lockbox - 1.0000%	
ColoTrust - 5.0273%	

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
Property Taxes Reconciliation
2023**

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
Beg Balance											
January	\$ -	\$ -	\$ 5,611.48	\$ -	\$ -	\$ 5,611.48	0.00%	0.00%	\$ 13,788.83	0.82%	0.82%
February	395,156.90	-	5,613.70	-	(5,927.35)	394,843.25	38.64%	38.64%	56,379.08	4.99%	5.81%
March	83,224.41	-	5,819.26	15.49	(1,248.59)	87,810.57	8.14%	46.78%	412,070.07	40.24%	46.06%
April	88,092.25	20,128.58	(129.49)	0.09	(1,623.31)	106,468.12	10.58%	57.37%	57,333.50	5.67%	51.73%
May	-	-	-	-	-	-	0.00%	57.37%	60,849.73	5.48%	57.21%
June	-	-	-	-	-	-	0.00%	57.37%	407,442.84	39.80%	97.01%
July	-	-	-	-	-	-	0.00%	57.37%	21,786.28	0.79%	97.80%
August	-	-	-	-	-	-	0.00%	57.37%	17,995.76	1.13%	98.93%
September	-	-	-	-	-	-	0.00%	57.37%	9,522.00	0.20%	99.13%
October	-	-	-	-	-	-	0.00%	57.37%	6,640.52	0.02%	99.15%
November	-	-	-	-	-	-	0.00%	57.37%	6,304.56	0.02%	99.17%
December	-	-	-	-	-	-	0.00%	57.37%	6,036.26	0.00%	99.17%
	\$ 566,473.56	\$ 20,128.58	\$ 16,914.95	\$ 15.58	\$ (8,799.25)	\$ 594,733.42	57.37%	57.37%	\$ 1,076,149.43	99.17%	99.17%

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

General Fund	\$ 663,577.00	64.89%	\$ 380,669.31	57.37%
Debt Service Fund	358,979.00	35.11%	205,932.83	57.37%
	<u>\$ 1,022,556.00</u>	<u>100.00%</u>	<u>\$ 586,602.14</u>	<u>57.37%</u>

	31.323
	16.945
<u>\$ 21,184,980</u>	<u>48.268</u>

Specific Ownership Tax

General Fund	\$ 46,450.00	64.89%	\$ 10,976.68	23.63%
Debt Service Fund	25,129.00	35.11%	5,938.27	23.63%
	<u>\$ 71,579.00</u>	<u>100.00%</u>	<u>\$ 16,914.95</u>	<u>23.63%</u>

Treasurer's Fees

General Fund	\$ 9,953.00	64.89%	\$ 5,709.93	57.37%
Debt Service Fund	5,385.00	35.11%	3,089.32	57.37%
	<u>\$ 15,338.00</u>	<u>100.00%</u>	<u>\$ 8,799.25</u>	<u>57.37%</u>

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance	
401255 - AR - Country Club Ranch #2 Inclusion								
					2019 Totals	31,269.51	28,351.10	2,918.41
					2020 Totals	36,503.23	32,000.00	4,503.23
					2021 Totals	30,810.75	41,939.76	(11,129.01)
Bill	01/31/2022	0007-01	Element Engineering, LLC	Inclusion Costs	150.00	-	(3,557.37)	
Bill	01/31/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,748.66	-	(1,808.71)	
Bill	01/31/2022	45246	Hayes Poznanovic	Inclusion Costs	269.50	-	(1,539.21)	
Bill	01/31/2022	3144697	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	(1,263.21)	
Bill	02/15/2022	49247	Bishop Brogden Associates, Inc	Inclusion Costs	306.25	-	(956.96)	
Bill	02/28/2022	3173180	CliftonLarsonAllen LLP	Inclusion Costs	115.00	-	(841.96)	
Bill	02/28/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	522.75	-	(319.21)	
Deposit	03/31/2022	0486	CC Ranchettes	Deposit	-	5,000.00	(5,319.21)	
Bill	03/31/2022	3218565	CliftonLarsonAllen LLP	Inclusion Costs	46.00	-	(5,273.21)	
Bill	03/31/2022	21244	White Bear Ankele Tanaka & Waldron	Inclusion Costs	505.84	-	(4,767.37)	
Bill	04/30/2022	0007-02	Element Engineering, LLC	Inclusion Costs	900.00	-	(3,867.37)	
Bill	04/30/2022	45800	Hayes Poznanovic	Inclusion Costs	637.00	-	(3,230.37)	
Bill	04/30/2022	3280967	CliftonLarsonAllen LLP	Inclusion Costs	851.00	-	(2,379.37)	
Bill	04/30/2022	21781	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,595.41	-	(783.96)	
Bill	05/15/2022	49740	Bishop Brogden Associates, Inc	Inclusion Costs	1,470.00	-	686.04	
Bill	05/31/2022	22242	White Bear Ankele Tanaka & Waldron	Inclusion Costs	803.60	-	1,489.64	
Bill	05/31/2022	45981	Hayes Poznanovic	Inclusion Costs	808.50	-	2,298.14	
Bill	05/31/2022	3313384	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	2,574.14	
Bill	06/15/2022	49943	Bishop Brogden Associates, Inc	Inclusion Costs	551.25	-	3,125.39	
Bill	06/30/2022	22918	White Bear Ankele Tanaka & Waldron	Inclusion Costs	79.95	-	3,205.34	
Bill	06/30/2022	3343258	CliftonLarsonAllen LLP	Inclusion Costs	230.00	-	3,435.34	
Bill	06/30/2022	46163	Hayes Poznanovic	Inclusion Costs	661.50	-	4,096.84	
Bill	07/15/2022	50142	Bishop Brogden Associates, Inc	Inclusion Costs	245.00	-	4,341.84	
Bill	07/31/2022	3373147	CliftonLarsonAllen LLP	Inclusion Costs	25.00	-	4,366.84	
Bill	09/30/2022	3436941	CliftonLarsonAllen LLP	Inclusion Costs	50.00	-	4,416.84	
Deposit	10/18/2022		CC Ranchettes	Deposit	-	5,000.00	(583.16)	
Bill	11/30/2022	0005-08	Element Engineering, LLC	Inclusion Costs	300.00	-	(283.16)	
Bill	12/15/2022	51046	Bishop Brogden Associates, Inc	Inclusion Costs	707.50	-	424.34	
					2022 Totals	14,131.71	10,000.00	4,131.71
Bill	01/31/2023	0005-09	Element Engineering, LLC	Inclusion Costs	1,200.00	-	1,624.34	
Bill	01/31/2023	47490	Hayes Poznanovic	Inclusion Costs	700.00	-	2,324.34	
Bill	02/15/2023	51427	Bishop Brogden Associates, Inc	Inclusion Costs	198.75	-	2,523.09	
Bill	02/28/2023	47608	Hayes Poznanovic	Inclusion Costs	1,675.00	-	4,198.09	
Bill	02/28/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,258.09	
Bill	03/31/2023	3647778	CliftonLarsonAllen LLP	Inclusion Costs	630.00	-	4,888.09	
Bill	03/31/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,948.09	
Bill	04/30/2023	0007-03	Element engineering LLC	Inclusion Costs	75.00	-	5,023.09	
Bill	04/30/2023	3724101	CliftonLarsonAllen LLP	Inclusion Costs	1,350.00	-	6,373.09	
Bill	04/30/2023	51790	Bishop Brogden Associates, Inc	Inclusion Costs	1,373.00	-	7,746.09	
Bill	04/30/2023	47988	Hayes Poznanovic	Inclusion Costs	3,225.00	-	10,971.09	
					2023 Totals	10,546.75	-	10,546.75
Total 401255 - AR - Country Club Ranch #2 Inclusion						123,261.95	112,290.86	10,971.09

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 April 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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
Deposit	05/20/2022	1072	Ridgeview Properties LLC	Deposit	-	2,000.00	(455.09)
Bill	07/31/2022	3373147	CliftonLarsonAllen LLP	Inclusion Costs	150.00	-	(305.09)
Bill	08/31/2022	0004-06	Element Engineering, LLC	Inclusion Costs	750.00	-	444.91
Deposit	09/09/2022	1085	Ridgeview Properties	Deposit	-	2,000.00	(1,555.09)
Bill	10/31/2022	24785	White Bear Ankele Tanaka & Waldron	Inclusion Costs	4,425.44	-	2,870.35
Bill	11/30/2022	0004-07	Element Engineering, LLC	Inclusion Costs	300.00	-	3,170.35
Bill	12/31/2022	0004-08	Element Engineering, LLC	Inclusion Costs	150.00	-	3,320.35
2022 Totals					5,775.44	4,000.00	1,775.44
Total 401256 · AR - Ridgeview Estates Inclusion					24,820.35	21,500.00	3,320.35
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)
Bill	06/30/2022	0005-06	Element Engineering, LLC	Inclusion Costs	2,175.00	-	4,587.79
Bill	08/31/2022	0005-07	Element Engineering, LLC	Inclusion Costs	150.00	-	4,737.79
2022 Totals					2,325.00	-	2,325.00
Bill	03/31/2023	51573	Bishop Brogden Associates, Inc	Inclusion Costs	927.50	-	5,665.29
2023 Totals					927.50	-	927.50
Total 401258 · AR - Homestead Heights/CC#1 Inclusion					32,290.29	26,625.00	5,665.29
401259 · AR - Epic Estates Inclusion							
2021 Totals					1,969.25	5,000.00	(3,030.75)
Deposit	05/20/2022	2652	Western Engineering Consultants	Deposit	-	10,000.00	(13,030.75)
Bill	06/15/2022	49944	Bishop Brogden Associates, Inc	Inclusion Costs	569.27	-	(12,461.48)
Bill	06/30/2022	0006-02	Element Engineering, LLC	Inclusion Costs	300.00	-	(12,161.48)
Bill	06/30/2022	22918	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,910.60	-	(10,250.88)
Bill	06/30/2022	46165	Hayes Poznanovic	Inclusion Costs	1,104.00	-	(9,146.88)
Bill	06/30/2022	3343258	CliftonLarsonAllen LLP	Inclusion Costs	506.00	-	(8,640.88)
Bill	08/31/2022	46519	Hayes Poznanovic	Inclusion Costs	98.00	-	(8,542.88)
Bill	09/15/2022	50486	Bishop Brogden Associates, Inc	Inclusion Costs	61.25	-	(8,481.63)
Bill	09/30/2022	46667	Hayes Poznanovic	Inclusion Costs	269.50	-	(8,212.13)
2022 Totals					4,818.62	10,000.00	(5,181.38)
Bill	04/30/2023	0006-03	Element Engineering, LLC	Inclusion Costs	75.00	-	(8,137.13)
Bill	04/30/2023	47990	Hayes Poznanovic	Inclusion Costs	375.00	-	(7,762.13)
Bill	04/30/2023	47990	CliftonLarsonAllen LLP	Inclusion Costs	300.00	-	(7,462.13)
2023 Totals					750.00	-	750.00
Total 401259 · AR - Epic Estates Inclusion					7,537.87	15,000.00	(7,462.13)
401261 · AR - Horse Creek Retreat Inclusion							
Deposit	07/15/2022	1873	John Fritzel	Deposit	-	3,000.00	(3,000.00)
Bill	07/31/2022	0008-01	Element Engineering, LLC	Inclusion Costs	450.00	-	(2,550.00)
Bill	07/31/2022	46344	Hayes Poznanovic	Inclusion Costs	367.50	-	(2,182.50)
Bill	08/15/2022	50219	Bishop Brogden Associates, Inc	Inclusion Costs	1,305.00	-	(877.50)
Bill	09/15/2022	50787	Bishop Brogden Associates, Inc	Inclusion Costs	306.25	-	(571.25)
2022 Totals					2,428.75	3,000.00	(571.25)
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 & Sewer District Monthly Activities Report April 15th, 2023 – May 15th, 2023

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 samples 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 samples each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder (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 samples 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.

04/17/23 (4.0hr) Completed routine checks at each facility. Reset ALV Wells #1 and #2 communications due to not responding to SCADA to turn on and stop automatically. After resetting each, checked to ensure each would operate automatically and respond to SCADA, each well responded properly. Generator Source onsite for load testing and routine maintenance.

04/18/23 (4.0hr) Completed routine checks at each facility. Generator Source onsite to evaluate BE generator and perform routine maintenance.

04/19/23 (4.0hr) Completed routine checks at each facility. Generator Source onsite for load testing and routine maintenance for GRN generator.

04/20/23 (4.0hr) Completed routine checks at each facility. Generator Source onsite to replace control fuses on GRN generator. Responded to after hours call out due booster pump fault and RO system fault at BECR.

04/21/23 (4.0hr) Completed routine checks at each facility.

04/24/23 (4.0hr) Completed routine checks at each facility. After hours call-out for water pressure complaints following hydrant use by Hudson Fire. Pressures stabilized and returned to normal after flushing the lines in the area.

04/25/23 (4.0hr) Completed routine checks at each facility. Tested water pressure on E. 165th Ave. due to residents complaining of low pressure. Found some air in the lines but pressure was stabilized post flushing.

- 04/26/23 (4.0hr)** Completed routine checks at each facility. Continued completing work orders.
- 04/27/23(4.0hr)** Completed routine checks at each facility. Performed an inspection at 28550 E. 159th Ave. and installed a new meter.
- 04/28/23 (4.0hr)** Completed routine checks at each facility. Completed April monthly work orders.
- 05/01/23 (4.0hr)** Completed routine checks at each facility. Opened RHF fill valve to match current usage and to fill the tank. Collected monthly compliance samples and delivered to the lab.
- 05/02/23 (4.0hr)** Completed routine checks at each facility. Started May monthly work orders.
- 05/03/23 (4.0hr)** Completed routine checks at each facility. Adjusted RHF fill valve set point to match demand. Reset communication for ALV Well #2 to automatically run when SCADA tells it to.
- 05/04/23 (4.0hr)** Completed routine checks at each facility.
- 05/05/23 (4.0hr)** Completed routine checks at each facility. Adjusted RHF valve to meet average flow demand of the weekend.
- 05/08/23 (4.0hr)** Completed routine checks at each facility.
- 05/09/23 (4.0hr)** Completed routine checks at each facility. Started on manual meter reads. Responded after hours to a distribution pump fault at GRN. Reset VFD and resumed normal operations.
- 05/10/2023 (4.0hr)** Completed routine checks at each facility. Completed manual meter reads and replaced more ERT's in RHF.
- 05/11/23 (4.0hr)** Completed routine checks at each facility. Received alarm for GRN Tank Level and GRN system pressure. Upon arrival tank level and system pressure were normal but SCADA readings were not correct. Tired resetting the transducers but the readings did not return to normal. Contacted REC ESD and HOA to further troubleshoot the issue.
- 05/12/23 (4.0hr)** Completed routine checks at each facility. Manually filled GRN tank due to bad reading on level transducer. Collaborating with HOA to repair issues to allow the tank to fill automatically. ESD onsite to install pressure transducer for GRN distribution pump system.
- 05/15/23** Completed routine checks at each facility. Adjusted RHF tank fill valve to match demand of the system. Manually filling GRN to replace usage.

April 15th – May 15th, 2023

RO Run Time	67.8 Hours
RO Concentrate Flow: 1 Pond (South)	230,400

Sampled Date: May 1st, 2023

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	181mg/L	6.8 mg/L	1.3 mg/L	35.8 mg/L
RHF	213mg/L	9.3 mg/L	1.7 mg/L	30.3 mg/L
GRN	189mg/L	4.0 mg/L	9.6 mg/L	139.2 mg/L

Installed From: 04/12/23 To: 05/12/23

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
660593	JORGE & KARINA LOYA	660496	29775 E 162 Ave	GB		0 FLAT	RESI	1.00			04/12/23		
660593	JORGE & KARINA LOYA	660496	29775 E 162 Ave	GW		75 METER	RESI	0.00			04/12/23		On

GB Services Count: 1
 GW Services Count: 1
 Total Count: 2

Resolution No. 2023-06-01

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

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

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

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

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

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

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

NOW, THEREFORE, the Board hereby RESOLVES as follows:

1. **Ratification of Prior Actions.** The Board hereby finds and determines that, pursuant to § 32-1-903(4), C.R.S., actions taken by the Board before June 6, 2023, are automatically validated, ratified and confirmed and cannot be challenged.
2. **Designation of Regular Meeting Location.** As of the date hereof, all regular meetings of the Board will be held at the following locations:

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

AND

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

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

4. **Effect of Resolution.** The above location shall remain in effect until contrary action is taken by the Board, which action must comply with § 32-1-903(1), C.R.S. or §§ 32-1-903(1.5), C.R.S., as applicable.

[Remainder of page intentionally left blank.]

ADOPTED JUNE 6, 2023.

GREATROCK NORTH WATER AND SANITATION
DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Designating the Location of Regular Meetings



CONNECTING COMMUNICATIONS SINCE 1980

2343 West Yale Avenue Englewood, CO 80110 Phone (303) 922-8887

To: Shauna DAmato
Greatrock N. Water and Sanitation Dist.
8390 E. Crescent Pkwy.
Suite 300
Greenwood Village CO 80111

Quote Date: 05/15/2023
Customer #: 171335
Telephone #: (303) 265-7867
Quote #: 25626

Shauna,

American Datapath Inc. appreciates this opportunity to bid on the following:

SCOPE OF WORK

- 1) Identify, terminate, test and label existing data cables.
- 2) Install (1) new cable for a WAP in the Main Room.
- 3) Install (1) new cable for a phone in the Machine Room.
- 4) Install (1) new HDMI cable from the TV to the North Wall of the Main Room. Provide a HDMI patch cable to reach from the wall to the Conference table.
- 5) Tie up cable over the door of the Electrical Room.
- 6) Provide (1) USB printer cable at the PC in the Electrical Room.

PRICING

- 1) Terminate existing cables and new cables on a new patch panel at the Switch. A flush mount panel bracket will be provided to avoid damage from the door swing. Patch cables will be provided. 5-year warranty included.

Total \$ 1,851.00

Notes

- 1) Work will be performed during regular business hours.
- 2) All cables will be tested and machine labeled.
- 3) Applicable taxes are included.
- 4) All our material and labor is warranted for 5 years.
- 5) Quote is valid for 60 days.

Our terms are net 30 days from date of invoice and we charge 1.5% per month interest on past due accounts. For larger project we do progress billing at the end of each month, which will only include material and labor for that month.

If there are any questions please do not hesitate to call at any time.

Sincerely,


Shad L. Roundy

The above specifications, terms and conditions are satisfactory and I authorize the performance of this work

Date 5/27/2023

Signed 

Purchase Order # 25626

Greatrock N. Water and Sanitation Dist.

Certificate Of Completion

Envelope Id: ED8014CA92A44B61A7356FB5EAEC4E58	Status: Completed
Subject: Complete with DocuSign: GRNWSD - 25626R1 - Greatrock Hudson Bldg.pdf	
Client Name: Greatrock North WSD	
Client Number: A179912	
Source Envelope:	
Document Pages: 2	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Natalie Herschberg
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Natalie.Herschberg@claconnect.com
	IP Address: 73.153.120.72

Record Tracking

Status: Original	Holder: Natalie Herschberg	Location: DocuSign
5/26/2023 12:26:04 PM	Natalie.Herschberg@claconnect.com	

Signer Events

John Wyckoff
 johndwyckoff@aol.com
 President
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 BF95E2EFB09141F...
 Signature Adoption: Drawn on Device
 Using IP Address: 174.231.82.194
 Signed using mobile

Timestamp

Sent: 5/26/2023 12:27:48 PM
 Viewed: 5/26/2023 3:32:31 PM
 Signed: 5/27/2023 9:16:48 AM

Electronic Record and Signature Disclosure:
 Accepted: 1/31/2022 4:22:26 PM
 ID: b3254546-b9df-48c0-8295-da9ea3723898

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/26/2023 12:27:48 PM
Certified Delivered	Security Checked	5/26/2023 3:32:31 PM
Signing Complete	Security Checked	5/27/2023 9:16:48 AM
Completed	Security Checked	5/27/2023 9:16:48 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

ENGINEER'S PROGRESS REPORT

Date: June 6, 2023
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

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.

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.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$). Element has assisted with mapping of water mains to determine the source of the distribution system leak on Haysemount.

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.

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.

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.

5. Horse Creek Retreat

No work this period.

OTHER PROJECTS:

1. 2023 Tap Fee Update

The GNWSD board approved Element to compile an updated tap fee analysis. This work is currently being assigned to our staff and is being compiled. We expect to present this at the district's May board meeting. Work on the tap fee update is ongoing.



Greatrock North Water & Sewer District
ORC Report
June 6, 2023

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.

RO Building Decommissioning

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

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed.

Update 4/4/23 - American West Construction and REC completed site walk to review scope of work for American West Construction to provide an estimate.

Update 5/15/23 – Northern Colorado Constructors and REC completed site walk to review scope of work for NCC to provide an estimate.

Augmentation

On 5/25/23 BBA requested be set to 60 GPM. Augmentation was to 60 GPM on 5/26/23.

Additional Activities

REC completed replacements of distribution pressure transducer and tank level sensor at GRN due to suspected power surge that caused the sensors to fail.

REC completed the periodic tank inspections at all tank sites with no issues identified at this time.

Water Quality

Month	ALV 1		ALV2		BECR		RHF		GRN	
	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Aug-22					778	382	758	308	762	312
Jul-22	1031	503	1037	497	709	324	718	327	742	314
Jun-22					718	321	689	298	693	302
May-22					691	277	762	313	743	308
Minimum	1002	503	924	497	181	36	200	30	189	61
Maximum	1095	552	1055	549	778	382	792	327	772	314
Average	1052	529	1001	527	481	192	497	187	498	205

Resolution No. 2023-06-02

**RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
BY THE
BOARD OF DIRECTORS
OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT**

(Country Club Ranchettes, Filing No. 2)

WHEREAS, PREMIER COMMUNITY DEVELOPMENTS LTD., an Arizona corporation, whose address is 1635 E. Layton Drive; Englewood, Colorado (the “Petitioner”), filed with the Greatrock North Water and Sanitation District (the “District”) a Petition for Inclusion of Real Property (the “Petition”), a copy of which is attached hereto as **Exhibit A**, and incorporated herein by this reference; and

WHEREAS, the Petitioner represents that it is the one hundred percent (100%) fee owner of the real property described in the Petition (the “Property”); and

WHEREAS, the Petition requests that the Board of Directors of the District (the “Board”) include the Property into the District, in accordance with § 32-1-401(1)(a), C.R.S.; and

WHEREAS, pursuant to the provisions of § 32-1-401(1)(b), C.R.S., publication of notice of the filing of the Petition and the place, time and date of the public meeting at which the Petition would be considered, the name and address of the Petitioner and notice that all persons interested shall appear at such time and place and show cause in writing why the Petition should not be granted, was made in the *Brighton Standard Blade* on April 6, 2023. The Affidavit of Publication is attached hereto as **Exhibit B-1** and incorporated herein by this reference; and

WHEREAS, no written objection to the inclusion was filed by any person; and

WHEREAS, pursuant to the District’s Service Plan and § 32-1-207(3)(b), C.R.S., the District is required to provide a 45-day notice to the Adams County Board of County Commissioners (the “BOCC”) advising of its intent to include property into its boundaries; and

WHEREAS, on March 23, 2023, notice of the District’s intent to include the property was mailed to the BOCC and filed with the Adams County District Court, and, on March 30, 2023, notice was published in the *Brighton Standard Blade*. The Affidavit of Publication is attached hereto as **Exhibit B-2** and incorporated herein by this reference; and

WHEREAS, the 45-day period for the BOCC to register objections with the District for the inclusion expired on May 15, 2023, and no objections were filed; and

WHEREAS, the Petition was heard at a public meeting of the Board of the District held on June 6, 2023, at the hour of 4:30 p.m.; and

WHEREAS, the Board has reviewed the Petition and all relevant information related thereto; and

WHEREAS, subject to the conditions set forth herein, the Board of the District desires to grant the Petition and approve the inclusion of the Property into the District.

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

1. Grant of Petition. The Board hereby grants the Petition and orders the inclusion of the Property into the District.

2. Conditions of Inclusion. The inclusion of the Property into the District is specifically conditioned upon:

a. Receipt of a certified Order for inclusion from the Adams County District Court.

b. Full execution of the Inclusion Agreement with the Petitioner.

c. Full execution of the Second Amendment to Inclusion Agreement (Homestead Heights II) with Country Club Ranchettes, LLC, and Country Club Ranchettes Homeowners Association, Inc.

3. Effective Date of Resolution. This Resolution shall become effective as of the date hereof.

4. Motion and Order for Inclusion. The Board hereby directs its legal counsel to file a motion with the District Court in and for Adams County seeking an Order for Inclusion.

Remainder of page intentionally left blank. Signature page follows.

ADOPTED this 6th day of June, 2023.

GREATROCK NORTH WATER AND SANITATION DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the Resolution and Order for Inclusion of Real Property adopted by the Board at a meeting held on June 6, 2023 via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6th day of June, 2023.

Signature

EXHIBIT A
TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
(Petition for Inclusion)

PETITION FOR INCLUSION OF PROPERTY

(Country Club Ranchettes, Filing No. 2)

TO: THE BOARD OF DIRECTORS OF THE
 GREATROCK NORTH WATER & SANITATION DISTRICT,
 ADAMS COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **PREMIER COMMUNITY DEVELOPMENTS LTD.**, an Arizona corporation (the "Petitioner") hereby respectfully requests that the **GREATROCK NORTH WATER & SANITATION DISTRICT** (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for Adams County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

Premier Community Developments Ltd.
 1635 East Layton Drive
 Englewood, Colorado 80113-7000

Remainder of page intentionally left blank. Signature page follows.

EXHIBIT A
(The Property)

0495.0913; 1086178

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO BEAR NORTH 00°33'39" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 04°12'51" WEST, A DISTANCE OF 627.76 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 5 AS DESCRIBED IN THE QUITCLAIM DEED RECORDED SEPTEMBER 14, 2018 AT RECEPTION NO. 2018000075050 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL 5 FOR THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°52'15" WEST, A DISTANCE OF 556.00 FEET;
- 2) NORTH 20°14'33" WEST, A DISTANCE OF 300.34 FEET;
- 3) NORTH 89°52'15" WEST, A DISTANCE OF 1015.32 FEET;
- 4) SOUTH 27°27'08" WEST, A DISTANCE OF 26.18 FEET;
- 5) SOUTH 89°31'50" WEST, A DISTANCE OF 54.01 FEET;
- 6) SOUTH 27°30'52" WEST, A DISTANCE OF 950.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 160TH AVENUE AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 21, 1983 IN BOOK 2792 AT PAGE 947 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 89°52'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.56 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 00°31'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2610.41 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°31'57" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 667.89 FEET TO THE SOUTHERLY LINE OF PARCEL 6 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 2019 AT RECEPTION NO. 2019000112874 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

SEE SHEET 2 OF 3

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7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

INCLUSION PARCEL	
COUNTY OF ADAMS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>ALA</u>	1 OF 3
DATE: <u>11/05/2020</u>	PCH.ACC001.02
SCALE: <u>N/A</u>	

EXHIBIT A

LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 6 FOR THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°31'03" EAST, A DISTANCE OF 305.43 FEET TO A NON-TANGENT CURVE;
- 2) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 160°27'28", A RADIUS OF 74.00 FEET, AN ARC LENGTH OF 207.24 FEET, THE CHORD OF WHICH BEARS SOUTH 80°42'41" EAST, A DISTANCE OF 145.85 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 00°28'57" EAST, A DISTANCE OF 602.84 FEET;
- 4) NORTH 89°31'03" EAST, A DISTANCE OF 446.07 FEET;
- 5) SOUTH 00°28'57" EAST, A DISTANCE OF 481.24 FEET;
- 6) SOUTH 89°52'15" EAST, A DISTANCE OF 751.06 FEET TO THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019000021981 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL 3 FOR THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°33'36" EAST, A DISTANCE OF 394.03 FEET;
- 2) SOUTH 89°52'15" EAST, A DISTANCE OF 958.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUDSON ROAD AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN BOOK 2792 AT PAGE 947;

THENCE SOUTH 00°33'39" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1199.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,485,860 SQUARE FEET OR 102.9812 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING

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Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

INCLUSION PARCEL	
COUNTY OF ADAMS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>ALA</u>	2 OF 3
DATE: <u>11/05/2020</u>	PCH.ACC001.02
SCALE: <u>N/A</u>	

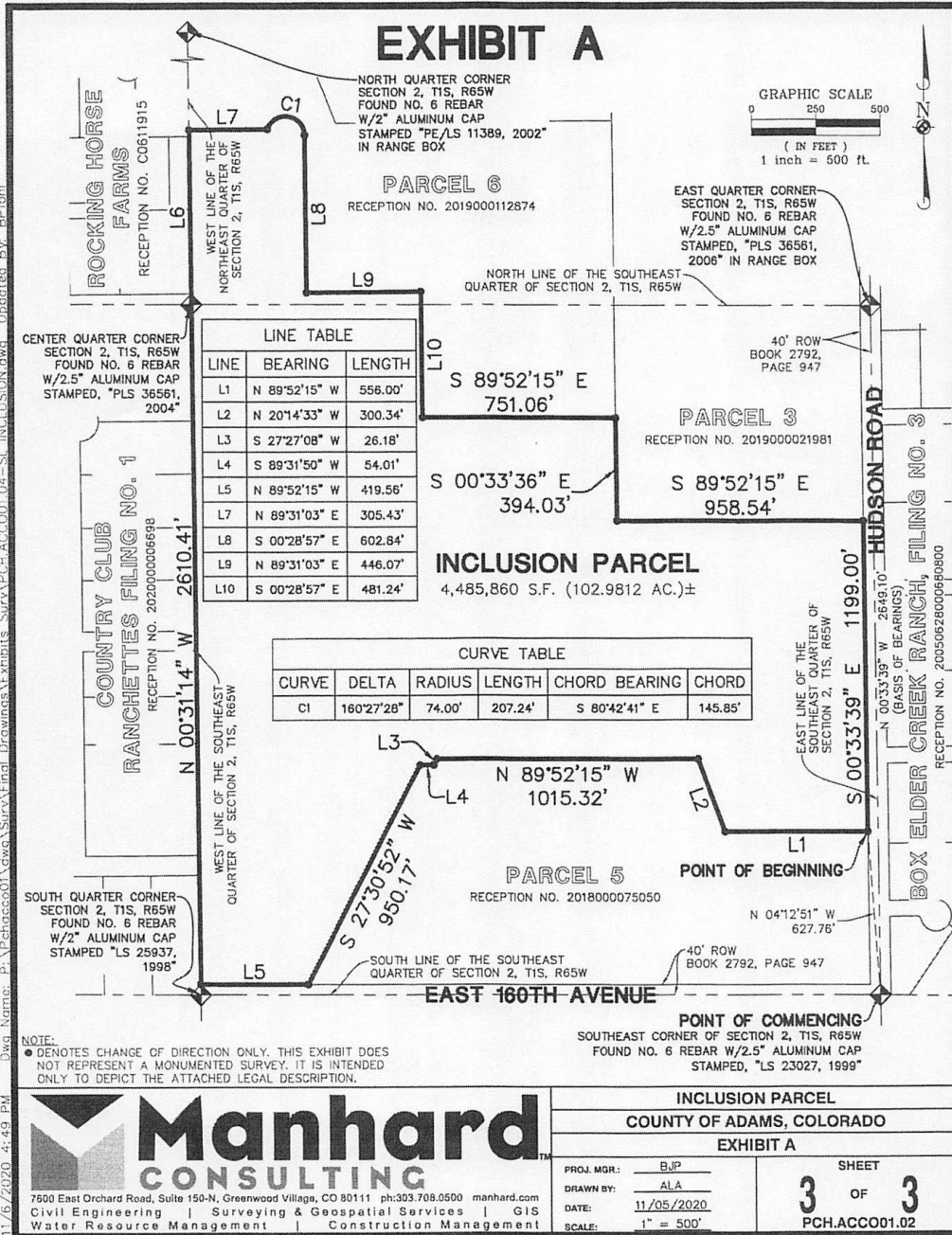


EXHIBIT B-1
TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
(Affidavit of Publication)

EXHIBIT B-2
TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
(Affidavit of Publication)