

**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](http://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 SPECIAL MEETING AND AGENDA**

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**DATE:** Monday, July 17, 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\\_MzY3ZmQxNzItMjU1OC00ZjIwLTkzMjctN2RINTY1ZGEyNjdl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzY3ZmQxNzItMjU1OC00ZjIwLTkzMjctN2RINTY1ZGEyNjdl%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

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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  
July 17, 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).
  
- 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 June 6, 2023 regular meeting (enclosure – 004).
    2. Ratify approval of the payment of claims for the period ending June 30, 2023, in the amount of \$86,102.58 (enclosure – 005).
    3. Acceptance of unaudited financial statements for the period ending May 31, 2023, Schedule of Cash Position updated as of June 29, 2023, and Inclusion Summaries (enclosure - 006).
    4. Operations and Maintenance Activities Report (enclosure – 007).
    5. Review meter installation report (enclosure – 008).
    6. Ratify approval of Statewide Internet Portal Authority (“SIPA”) proposal for Board email set up (enclosure - 009).
  
- III. FINANCIAL MATTERS
  - A. Review and consider acceptance of the request for extension to file the 2022 audit (enclosure - 010).
  
- IV. ENGINEER’S REPORT (enclosure – 011)
  - A. Capital Projects Update
    1. Third Alluvial Well
    2. Evaporation Pond
      - a. Review bid summary and consider award of a Construction Manager at Risk (“CMAR”) contract (enclosure – 012).
    3. Reverse Osmosis Treatment Facility
  
- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 013).
  
- 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 Petition for Inclusion of Country Club Ranchettes, Filing

Greatrock North Water and Sanitation District  
July 17, 2023 Agenda

No. 2, and Consider Adoption of Resolution No. 2023-07-01: Resolution and Order for Inclusion of Property (Country Club Ranchettes, Filing No. 2) (enclosure - 014).

VII. OTHER MATTERS

VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).

IX. ADJOURNMENT

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

Greatrock North Water and Sanitation District Action Items Status Matrix—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. 7/4/2023 – final acceptance scheduled for Spring og 2024.
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.

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

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

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

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>2/23/2022 – Element working on permit requirements with Adams County.</p> <p>3/25/2022 – Public Meeting will be held on April 5<sup>th</sup>. 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</p>



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

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										site stage. 12/28/2021 – Nick and John attended planning commission meeting. Planning Commission approved the plan and recommends approval by BOCC in January. 1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting. 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. 2/23/2022 – Project began in February. 3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted. 06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well. 7/26/2022 – CO’s 2-6 have been approved and pay apps 1-7 as well. 8/29/2022 CO’s 1-7 have been approved and pay apps. 1-8 as well. 10/05/2022 – punchlist walk is scheduled for 10/06/2022. 10/25/2022 – Substantial completion was provided to Moltz. 02/28/2023 – furniture has been installed. Staff is working with CMIT on IT proposal and agreement with Comcast for internet service. 3/28/2023 – MSA/SOW received from CMIT and transmitted to Erin for review. 4/25/2023 – CMIT fully executed and equipment ordered. Open Path up and running and Shauna is working on tutorial. 5/19/2023 – electrician to do the work on 5/31/2023. CMIT to schedule the IT installation shortly thereafter. 07/04/2023 – IT installed, television installed. Final IT to be installed on 7/12/2023.
<b>OPERATIONAL MATTERS</b>										
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency.

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
										Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget. 12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project. 1/21/22: Element met with REC onsite to discuss potential remedies for this issue. 5/19/2023 – this will be addressed once the new pond is constructed and the existing ponds can be taken 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.
<b>WELL AND WATER MATTERS</b>										
<b>FINANCIAL MATTERS</b>										
<b>ADMINISTRATIVE MATTERS</b>										



Date: July 4, 2023

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

From: Lisa A. Johnson, District Manager

Re: July 17, 2023 Manager's Report

### **Agenda Action Items**

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

1. Approve the Minutes of the June 6, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending June 30, 2023.
3. Acceptance of unaudited financial statements for the period ending May 31, 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. Ratify approval of SIPA proposal for Board email set up.

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

#### **III.A 2022 Audit**

The 2022 audit has been completed and remitted to the auditor for their work. Given this, I would like to ask the Board to approve an request for extension of time to file. I have asked the auditor to attend the August meeting to present the audit to the Board.

#### **VI. Country Club Ranchettes 1 and 2**

I will summarize the inclusion agreement and the amendment to the current inclusion agreement with Homestead Heights at the Board meeting.

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

Attorney Poznanovic has reviewed the April 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 will finalize the IT installation with CMIT in July. This will complete the Board meeting room and hybrid meetings will begin in August.

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT JUNE 6, 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, June 6, 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  
Brian Rogers

##### Also in attendance were:

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

#### 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, Rogers, 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 presented.

**Board of Director’s Report:** Director Wyckoff provided updates from a site visit last week at the Reverse Osmosis Facility. He met with the Moltz Construction staff regarding a floor crack in the facility, which will be monitored by Moltz Construction staff.

Director Wyckoff also provided an updated regarding the CMIT electrical installation.

## RECORD OF PROCEEDINGS

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

**May 2, 2023 Election:** Ms. Johnson reported that the May 2, 2023 election was cancelled and that Directors Fleck and Rogers were deemed elected for 4 year terms.

**Appointment of Officers:** Following discussion, upon a motion duly made by Director Fleck, seconded by Director Rogers and, upon vote, unanimously carried, the Board determined to keep the same slate of officers:

Office

President	John D. Wyckoff
Vice President	Robert W. Fleck
Treasurer	Lisa Jacoby
Secretary	Brian K. Rogers
Assistant Secretary	Brenda Adams
Secretary to the Board (non-elected position)	District Manager

### CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the May 2, 2023 regular meeting.
2. Ratify approval of the payment of claims for the period ending May 30, 2023, in the amount of \$79,466.24.
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. Adoption of Resolution No. 2023-06-01, Designating the Location of Regular Meetings of the Board of Directors.
7. Ratify approval of proposal for electrical work from American Datapath.

Following discussion, upon a motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Consent Agenda items, with the revisions to the Minutes of the May 2, 2023 regular meeting, 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.

## RECORD OF PROCEEDINGS

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**Evaporation Pond:** Updates were included in the Engineer’s Report.

**Reverse Osmosis Treatment Facility:** No new update.

### OPERATIONS / MAINTENANCE MATTERS

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

### LEGAL MATTERS

**Amendment to the Inclusion Agreement with Homestead Heights II:** Ms. Johnson provided an update and noted to the Board that the staff is still working on negotiating the terms of the amendment.

**Inclusion Agreement with Country Club Ranchettes No. 2:** Ms. Johnson provided an update to the Board, noting that staff is still working on items with Mr. Scolnick and his team.

**Continuance of Public Hearing on Inclusion of Country Club Ranchettes, Filing No. 2, and Adoption of Resolution No. 2023-06-02, Resolution and Order for Inclusion of Property (Country Club Ranchettes, Filing No. 2):**

Mr. Scolnick provided an update to the Board and noted that he and his team continue to work with District staff on the inclusion agreement.

The public hearing was continued until the next meeting, no further action taken at this time.

### OTHER MATTERS

**Status of Homestead Heights/Country Club Ranchettes #1:** Ms. Johnson provided an update. She noted that staff is working with Mr. Scolnick on an amendment to the current inclusion agreement to allow for 5 additional lots in the subdivision.

**Reschedule the July 4, 2023 Board Meeting:** The Board determined to reschedule the July 4<sup>th</sup> Board meeting to Monday, July 17<sup>th</sup>, 2023 at 4:30 p.m.

### COMMUNITY COMMENTS

None.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Rogers, seconded by Director Wyckoff, and, upon vote, unanimously carried, the meeting was adjourned at 5:26 p.m.

Respectfully submitted,

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

**Greatroock North Water & Sanitation District**  
**Claims List**  
**June 30, 2023**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Amount</b>
*My Asset Map LLC	E5F5CDB-0064	5/30/2023	\$ 199.99
*Xcel Energy	5336053542MAY23	6/16/2023	61.63
*Xcel Energy	5398600067MAY23	6/16/2023	49.71
*Centurylink ACH	7191112907JUN23	6/20/2023	368.51
*United Power Inc	23129500May23	6/26/2023	1440.65
*My Asset Map LLC	E5F5CDB-0065	6/28/2023	199.99
		<b>Auto Pay</b>	<b>\$ 2,320.48</b>
Chase	679	6/1/2023	11,593.00
Comcast	1974476May23	6/16/2023	241.80
American Datapath Inc	20230145	6/26/2023	1,781.85
Badger Meter, Inc.	80128332	6/26/2023	467.25
Bishop Brogden Associates, Inc	52022	6/26/2023	1,081.00
Bishop Brogden Associates, Inc	52023	6/26/2023	1,656.25
Bishop Brogden Associates, Inc	52024	6/26/2023	1,153.63
CliftonLarsonAllen LLP	3725343	6/26/2023	4,337.74
CliftonLarsonAllen LLP	3725477	6/26/2023	3,003.95
Colorado Community Media	87815	6/26/2023	36.24
Colorado Special Districts P&L Pool	23PL-48085-3168	6/26/2023	441.00
Diversified Underground	27739	6/26/2023	75.00
Diversified Underground	27739	6/26/2023	150.00
Element Engineering, LLC	0001C-04	6/26/2023	10,097.20
Element Engineering, LLC	0003B-03	6/26/2023	2,960.00
Element Engineering, LLC	0006-04	6/26/2023	750.00
Element Engineering, LLC	0007-04	6/26/2023	720.00
Elite Industries, Inc.	21842	6/26/2023	1,075.00
Firstbank Treasury Management	Apr-23	6/26/2023	524.67
Hayes Poznanovic Korver LLC	48175	6/26/2023	230.00
Hayes Poznanovic Korver LLC	48176	6/26/2023	24.00
Hayes Poznanovic Korver LLC	48177	6/26/2023	3,100.00
Hayes Poznanovic Korver LLC	48178	6/26/2023	750.00
HOA Solutions Inc.	10609	6/26/2023	1,586.00
Martin & Wood Water Consultants Inc.	26240	6/26/2023	1,256.25
Martin & Wood Water Consultants Inc.	26304	6/26/2023	472.50
Martin & Wood Water Consultants Inc.	26624	6/26/2023	1,312.50
Martin & Wood Water Consultants Inc.	26688	6/26/2023	3,671.25
Martin & Wood Water Consultants Inc.	26749	6/26/2023	495.00
Martin & Wood Water Consultants Inc.	26871	6/26/2023	1,100.00
Pest Predator	3668	6/26/2023	240.00
Ramey Enviromental Compliance, Inc	25805	6/26/2023	2,423.94
Ramey Enviromental Compliance, Inc	25809	6/26/2023	560.16
Ramey Enviromental Compliance, Inc	25809	6/26/2023	13,091.52
Ramey Enviromental Compliance, Inc	25831	6/26/2023	593.00
Treatment Technology	189215	6/26/2023	750.80
White & Jankowski LLP	18883	6/26/2023	320.00
White Bear Ankele Tanaka & Waldron	28233	6/26/2023	164.51
White Bear Ankele Tanaka & Waldron	28233	6/26/2023	7,180.69
Worth Hydrochem	12100IN	6/26/2023	2,314.40
		<b>Bill.com</b>	<b>\$ 83,782.10</b>
		<b>Grand Total</b>	<b>\$ 86,102.58</b>



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

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

	Enterprise
<b>CURRENT ASSETS</b>	
First Bank - Checking	\$ 29,114
First Bank - Lockbox	313,234
Colostrust	3,607,476
Accounts Receivable - Customers	27,509
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	32,660
AR - Horse Creek Retreat	2,429
AR - Inclusions	34,118
Total Current Assets	4,047,914
<b>CAPITAL ASSETS</b>	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,887,461
Accumulated Depreciation	(4,054,576)
Net Capital Assets	10,686,188
<b>OTHER ASSETS</b>	
Prepaid Bond Insurance, Net	17,744
Deferred Loss on Refunding	60,038
Other Assets	77,782
<b>TOTAL ASSETS</b>	\$ 14,811,884
<b>LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable	\$ 83,229
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	293,674
<b>LONG - TERM LIABILITIES</b>	
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
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unearned Service Fees	5,753
Total Deferred Inflows of Resources	5,753
<b>NET POSITION</b>	
Net Position	8,348,852
Total Net Position	8,348,852
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES</b>	
<b>AND NET POSITION</b>	\$ 14,811,884

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 FIVE MONTHS ENDED MAY 31, 2023

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 45,472
Service Charges - Rocking Horse	33,340
Service Charges - Box Elder	77,054
Service Charges - Hayesmount	6,745
Inspection Fees	3,540
Transfer Fees	1,050
Utility Penalties	1,481
Box Elder - Water Lease Irrigation	7,500
SDF - Country Club Ranchettes	26,280
TOTAL OPERATING REVENUES	202,462
OPERATING EXPENSES:	
Utilities	18,276
Customer Billing	20,003
Distribution System Mntc	10,696
Engineering - Administration	2,180
Engineering - Operations	2,577
Equipment and Tools	288
Facility Maintenance & Repair	13,718
Generator Preventative Mntc	3,168
GIS	1,000
Locates	8,972
Operator Services	44,967
Plant Supplies	5,666
Testing and Reporting	3,904
Water Meters - Cap	150
Water Rights Dev - Eng.	22,753
Water Rights Dev - Legal	11,947
TOTAL OPERATING EXPENSES	170,265
NET INCOME (LOSS)	32,197
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	608,792
Specific Ownership Taxes	27,703
Interest Income	72,175
Available of Service Fees	1,080
Accounting	(16,270)
County Treasurer's Fee	(9,160)
Directors' Fees	(2,300)
District Management	(45,703)
Dues and Membership	(1,238)
Election	(2,516)
Insurance and Bonds	(26,379)
Legal	(26,139)
Miscellaneous	(5,165)
Website	(7,919)
Bond Interest - 2017	(86,122)

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 FIVE MONTHS ENDED MAY 31, 2023

ENTERPRISE FUND

Loan Interest - 2020	(11,583)
TOTAL OTHER REVENUES AND (EXPENDITURES)	469,256
CHANGE IN NET POSITION	501,453
BEGINNING NET POSITION	7,847,398
ENDING NET POSITION	\$ 8,348,851

## SUPPLEMENTARY INFORMATION

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

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
<b>REVENUES</b>				
Service Charges - Greatrock	\$ 225,310	\$ 45,472	\$ (179,838)	20.18 %
Service Charges - Rocking Horse	165,803	33,340	(132,463)	20.11 %
Service Charges - Box Elder	262,287	77,054	(185,233)	29.38 %
Service Charges - Hayesmout	35,272	6,745	(28,527)	19.12 %
Inspection Fees	2,000	3,540	1,540	177.00 %
Transfer Fees	3,000	1,050	(1,950)	35.00 %
Utility Penalties	5,000	1,481	(3,519)	29.62 %
Water Meters	4,000	-	(4,000)	- %
Dev Fees - Hayesmout Estates	25,560	-	(25,560)	- %
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
SDF - Country Club Ranchettes	-	26,280	26,280	- %
Property Taxes	1,022,556	608,792	(413,764)	59.54 %
Specific Ownership Taxes	71,579	27,703	(43,876)	38.70 %
Interest Income	30,000	72,175	42,175	240.58 %
Available of Service Fees	24,480	1,080	(23,400)	4.41 %
<b>TOTAL REVENUES</b>	<b>1,884,347</b>	<b>912,212</b>	<b>(972,135)</b>	<b>48.41 %</b>
<b>EXPENDITURES</b>				
Administrative	299,388	142,788	156,600	47.69 %
Operations	874,609	170,264	704,345	19.47 %
Capital	3,658,054	23,529	3,634,525	0.64 %
Debt Service	386,610	97,705	288,905	25.27 %
<b>TOTAL EXPENDITURES</b>	<b>5,218,661</b>	<b>434,286</b>	<b>4,784,375</b>	<b>8.32 %</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>- %</b>
<b>REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS</b>	<b>(3,334,314)</b>	<b>477,926</b>	<b>3,812,240</b>	
<b>BEGINNING FUNDS AVAILABLE</b>		<b>3,460,559</b>		
<b>ENDING FUNDS AVAILABLE</b>		<b>\$ 3,938,485</b>		
<b>ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS</b>				
Capital Assets, Net		10,686,188		
Debt Obligation, Net		(6,270,069)		
Deferred Inflow of Resources		(5,753)		
<b>ENDING NET POSITION</b>		<b>\$ 8,348,851</b>		

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

GREATROCK NORTH WATER & SANITATION DISTRICT  
 SCHEDULE OF EXPENDITURE DETAIL  
 FOR THE FIVE MONTHS ENDED MAY 31, 2023

23

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
<b>Administrative</b>				
Accounting	\$ 50,000	\$ 16,270	\$ 33,730	32.54 %
Audit	13,000	-	13,000	-
County Treasurer's Fee	15,338	9,160	6,178	59.72 %
Directors' Fees	6,000	2,300	3,700	38.33 %
District Management	90,000	45,703	44,297	50.78 %
Dues and Membership	1,400	1,238	162	88.43 %
Election	50,000	2,516	47,484	5.03 %
Insurance and Bonds	21,000	26,379	(5,379)	125.61 %
Legal	44,150	26,139	18,011	59.20 %
Miscellaneous	8,000	5,165	2,835	64.56 %
Payroll Taxes	500	-	500	-
Website	-	7,919	(7,919)	-
Total Administrative	<u>299,388</u>	<u>142,789</u>	<u>156,599</u>	<u>47.69 %</u>
<b>Operations</b>				
Utilities	75,000	18,276	56,724	24.37 %
Contingency	70,000	-	70,000	-
Customer Billing	36,000	20,003	15,997	55.56 %
Distribution System Mntc	22,900	10,696	12,204	46.71 %
Engineering - Administration	20,100	2,180	17,920	10.85 %
Engineering - Operations	33,000	2,577	30,423	7.81 %
Equipment and Tools	5,000	288	4,712	5.76 %
Facility Maintenance & Repair	53,600	13,718	39,882	25.59 %
Generator Preventative Mntc	15,000	3,168	11,832	21.12 %
GIS	3,000	1,000	2,000	33.33 %
Locates	9,000	8,972	28	99.69 %
Meter Reading	1,000	-	1,000	-
Operator Services	129,524	44,967	84,557	34.72 %
Plant Supplies	22,000	5,666	16,334	25.75 %
Rules and Regulations	2,000	-	2,000	-
Testing and Reporting	12,400	3,904	8,496	31.48 %
Treatment - Maintenance & Repair	82,085	-	82,085	-
Water Meters - Cap	4,000	150	3,850	3.75 %
Water Rights Dev - Eng.	54,000	22,753	31,247	42.14 %
Water Rights Dev - Legal	135,000	11,947	123,053	8.85 %
Well - Rehab & Repair	90,000	-	90,000	-
Total Operations	<u>874,609</u>	<u>170,265</u>	<u>704,344</u>	<u>19.47 %</u>
<b>Capital</b>				
Concentrate Pond	3,658,054	20,227	3,637,827	0.55 %
Reverse Osmosis Unit Upgrade	-	3,302	(3,302)	-
Total Capital	<u>3,658,054</u>	<u>23,529</u>	<u>3,634,525</u>	<u>0.64 %</u>
<b>Debt Service</b>				
Bond Interest - 2017	172,244	86,122	86,122	50.00 %
Loan Interest - 2020	23,166	11,583	11,583	50.00 %
Loan Principal - 2020	190,000	-	190,000	-
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>386,610</u>	<u>97,705</u>	<u>288,905</u>	<u>25.27 %</u>
<b>TOTAL</b>	<u>\$ 5,218,661</u>	<u>\$ 434,288</u>	<u>\$ 4,784,373</u>	<u>8.32 %</u>

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

**GREATROCK NORTH WATER & SANITATION DISTRICT**  
**Schedule of Cash Position**  
**May 31, 2023**  
**Updated as of June 29, 2023**

	<b>Enterprise Fund</b>
<b><u>First Bank - Checking Account (7792)</u></b>	
Balance as of May 31, 2023	\$ 29,114.42
Subsequent activities:	
06/01/23 - Deposit	676.95
06/02/23 - Deposit	809.63
06/05/23 - Deposit	1,294.66
06/06/23 - Deposit	371.29
06/07/23 - Deposit	264.14
06/08/23 - Deposit	82.67
06/09/23 - Deposit	245.18
06/09/23 - Director Fees	(538.25)
06/12/23 - Deposit - Refund of April 2023 Unapplied Lockbox	300.00
06/14/23 - Deposit	85.52
06/15/23 - Deposit	124.81
06/16/23 - Deposit	812.56
06/16/23 - Deposit	3,320.35
06/16/23 - Transfer from ColoTrust	60,000.00
06/16/23 - Comcast ACH	(241.80)
06/16/23 - Xcel Energy ACH	(111.34)
06/20/23 - Deposit	2,156.98
06/20/23 - Centurylink ACH	(368.51)
06/20/23 - Waste Connection ACH	(99.77)
06/21/23 - Deposit	1,065.96
06/22/23 - Deposit	1,100.60
06/23/23 - Deposit	346.35
06/26/23 - Deposit	1,029.91
06/26/23 - Bill.com Payments	(71,947.30)
06/27/23 - Deposit	483.75
06/27/23 - Lockbox Fees	(561.07)
06/27/23 - United Power	(4,000.95)
06/28/23 - Deposit	942.73
06/28/23 - MyAssetMap ACH	(199.99)
<i>Anticipated Bill.com Payments</i>	<i>(10,366.23)</i>
<i>Anticipated balance</i>	<i>16,193.25</i>
<b><u>First Bank - Lockbox Account (3070)</u></b>	
Balance as of May 31, 2023	313,234.21
Subsequent activities:	
06/05/23 - Paymentech Fee	(30.00)
06/26/23 - Deposit (Utility Payments) - June to date	28,180.53
<i>Anticipated balance</i>	<i>341,384.74</i>
<b><u>ColoTrust - General (8001)</u></b>	
Balance as of May 31, 2023	3,607,475.97
Subsequent activities:	
06/09/23 - PTAX - MAY23	32,660.31
06/16/23 - Transfer to 1st Bank	(60,000.00)
<i>Anticipated balance</i>	<i>3,580,136.28</i>
<b><i>Grand Total</i></b>	<b><i>\$ 3,937,714.27</i></b>
<b><u>Yield information as of 05/31/23:</u></b>	
FirstBank Lockbox - 1.0000%	
ColoTrust - 5.1483%	

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	21,994.28	196.00	10,788.52	42.35	(360.84)	32,660.31	2.17%	59.54%	60,849.73	5.48%	57.21%	
June	-	-	-	-	-	-	0.00%	59.54%	407,442.84	39.80%	97.01%	
July	-	-	-	-	-	-	0.00%	59.54%	21,786.28	0.79%	97.80%	
August	-	-	-	-	-	-	0.00%	59.54%	17,995.76	1.13%	98.93%	
September	-	-	-	-	-	-	0.00%	59.54%	9,522.00	0.20%	99.13%	
October	-	-	-	-	-	-	0.00%	59.54%	6,640.52	0.02%	99.15%	
November	-	-	-	-	-	-	0.00%	59.54%	6,304.56	0.02%	99.17%	
December	-	-	-	-	-	-	0.00%	59.54%	6,036.26	0.00%	99.17%	
	<b>\$ 588,467.84</b>	<b>\$ 20,324.58</b>	<b>\$ 27,703.47</b>	<b>\$ 57.93</b>	<b>\$ (9,160.09)</b>	<b>\$ 627,393.73</b>	<b>59.54%</b>	<b>59.54%</b>	<b>\$ 1,076,149.43</b>	<b>99.17%</b>	<b>99.17%</b>	

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

General Fund	\$ 663,577.00	64.89%	\$ 395,069.46	59.54%
Debt Service Fund	358,979.00	35.11%	213,722.96	59.54%
	<b>\$ 1,022,556.00</b>	<b>100.00%</b>	<b>\$ 608,792.42</b>	<b>59.54%</b>

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

**Specific Ownership Tax**

General Fund	\$ 46,450.00	64.89%	\$ 17,977.71	38.70%
Debt Service Fund	25,129.00	35.11%	9,725.76	38.70%
	<b>\$ 71,579.00</b>	<b>100.00%</b>	<b>\$ 27,703.47</b>	<b>38.70%</b>

**Treasurer's Fees**

General Fund	\$ 9,953.00	64.89%	\$ 5,944.09	59.72%
Debt Service Fund	5,385.00	35.11%	3,216.00	59.72%
	<b>\$ 15,338.00</b>	<b>100.00%</b>	<b>\$ 9,160.09</b>	<b>59.72%</b>

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>401255 · AR - Country Club Ranch #2 Inclusion</b>							
<b>2019 Totals</b>					<b>31,269.51</b>	<b>28,351.10</b>	<b>2,918.41</b>
<b>2020 Totals</b>					<b>36,503.23</b>	<b>32,000.00</b>	<b>4,503.23</b>
<b>2021 Totals</b>					<b>30,810.75</b>	<b>41,939.76</b>	<b>(11,129.01)</b>
<b>2022 Totals</b>					<b>14,131.71</b>	<b>10,000.00</b>	<b>4,131.71</b>
Bill	01/31/2023	0005-09	Element Engineering, LLC	Inclusion Costs	1,200.00	-	1,624.34
Bill	01/31/2023	47490	Hayes Poznanovic	Inclusion Costs	700.00	-	2,324.34
Bill	02/15/2023	51427	Bishop Brogden Associates, Inc	Inclusion Costs	198.75	-	2,523.09
Bill	02/28/2023	47608	Hayes Poznanovic	Inclusion Costs	1,675.00	-	4,198.09
Bill	02/28/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,258.09
Bill	03/31/2023	3647778	CliftonLarsonAllen LLP	Inclusion Costs	630.00	-	4,888.09
Bill	03/31/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,948.09
Bill	04/30/2023	0007-03	Element Engineering LLC	Inclusion Costs	75.00	-	5,023.09
Bill	04/30/2023	3724101	CliftonLarsonAllen LLP	Inclusion Costs	1,350.00	-	6,373.09
Bill	04/30/2023	51790	Bishop Brogden Associates, Inc	Inclusion Costs	1,373.00	-	7,746.09
Bill	04/30/2023	47988	Hayes Poznanovic	Inclusion Costs	3,225.00	-	10,971.09
Bill	05/15/2023	52023	Bishop Brogden Associates, Inc	Inclusion Costs	1,656.25	-	12,627.34
Deposit	05/24/2023	1180	Premier Community Development	Depsoit	-	10,000.00	971.09
Bill	05/31/2023	0007-04	Element Engineering LLC	Inclusion Costs	720.00	-	13,347.34
Bill	5/31/23	28233	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	3,173.40	-	4,144.49
Bill	05/31/2023	48177	Hayes Poznanovic	Inclusion Costs	3,100.00	-	16,447.34
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	780.00	-	4,924.49
<b>2023 Totals</b>					<b>19,976.40</b>	<b>10,000.00</b>	<b>9,976.40</b>
<b>Total 401255 · AR - Country Club Ranch #2 Inclusion</b>					<b>132,691.60</b>	<b>122,290.86</b>	<b>10,400.74</b>
<b>401256 · AR - Ridgeview Estates Inclusion</b>							
<b>2019 Totals</b>					<b>3,833.01</b>	<b>3,500.00</b>	<b>333.01</b>
<b>2020 Totals</b>					<b>7,726.69</b>	<b>8,000.00</b>	<b>(273.31)</b>
<b>2021 Totals</b>					<b>7,485.21</b>	<b>6,000.00</b>	<b>1,485.21</b>
<b>2022 Totals</b>					<b>5,775.44</b>	<b>4,000.00</b>	<b>1,775.44</b>
<b>Total 401256 · AR - Ridgeview Estates Inclusion</b>					<b>24,820.35</b>	<b>21,500.00</b>	<b>3,320.35</b>
<b>401258 · AR - Homestead Heights/CC#1 Inclusion</b>							
<b>2019 Totals</b>					<b>2,929.50</b>	<b>-</b>	<b>2,929.50</b>
<b>2020 Totals</b>					<b>5,924.31</b>	<b>5,000.00</b>	<b>924.31</b>
<b>2021 Totals</b>					<b>20,183.98</b>	<b>21,625.00</b>	<b>(1,441.02)</b>
<b>2022 Totals</b>					<b>2,325.00</b>	<b>-</b>	<b>2,325.00</b>
Bill	03/31/2023	51573	Bishop Brogden Associates, Inc	Inclusion Costs	927.50	-	5,665.29
Bill	05/24/2023	1180	Premier Community Developments, LTD.	Deposit	-	10,000.00	(10,000.00)
<b>2023 Totals</b>					<b>927.50</b>	<b>10,000.00</b>	<b>(9,072.50)</b>
<b>Total 401258 · AR - Homestead Heights/CC#1 Inclusion</b>					<b>32,290.29</b>	<b>36,625.00</b>	<b>(4,334.71)</b>
<b>401259 · AR - Epic Estates Inclusion</b>							
<b>2021 Totals</b>					<b>1,969.25</b>	<b>5,000.00</b>	<b>(3,030.75)</b>
<b>2022 Totals</b>					<b>4,818.62</b>	<b>10,000.00</b>	<b>(5,181.38)</b>
Bill	04/30/2023	0006-03	Element Engineering, LLC	Inclusion Costs	75.00	-	(8,137.13)
Bill	04/30/2023	47990	Hayes Poznanovic	Inclusion Costs	375.00	-	(7,762.13)
Bill	04/30/2023	47990	CliftonLarsonAllen LLP	Inclusion Costs	300.00	-	(7,462.13)
Bill	05/15/2023	52024	Bishop Brogden Associates, Inc	Inclusion Costs	1,153.63	-	(6,308.50)
Bill	05/31/2023	0006-04	Element Engineering, LLC	Inclusion Costs	750.00	-	(5,558.50)
Bill	05/31/2023	48178	Hayes Poznanovic	Inclusion Costs	750.00	-	(4,808.50)
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	540.00	-	(4,268.50)
<b>2023 Totals</b>					<b>3,943.63</b>	<b>-</b>	<b>3,943.63</b>
<b>Total 401259 · AR - Epic Estates Inclusion</b>					<b>10,731.50</b>	<b>15,000.00</b>	<b>(4,268.50)</b>
<b>401261 · AR - Horse Creek Retreat Inclusion</b>							
<b>2022 Totals</b>					<b>2,428.75</b>	<b>3,000.00</b>	<b>(571.25)</b>
<b>Total 401261 · AR - Horse Creek Retreat Inclusion</b>					<b>2,428.75</b>	<b>3,000.00</b>	<b>(571.25)</b>

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

**GREATROCK NORTH WATER 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.



## Greatrock North Water & Sewer District Monthly Activities Report May 15<sup>th</sup>, 2023 – June 15<sup>th</sup>, 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.

**05/15/23 (4.0hr)** Completed routine checks at each facility. Adjusted RHF tank fill valve to match demand of the system. Manually filling GRN to replace usage.

**05/16/23 (4.0hr)** Completed routine checks at each facility. ESD onsite installing a new level transducer for GRN tank. Spoke with HOA Solutions to ensure the new transducer was calibrated and spanned correctly after installation.

**05/17/23 (4.0hr)** Completed routine checks at each facility.

**05/18/23 (4.0hr)** Completed routine checks at each facility. Manually adjusted RHF tank fill valve to match demand.

**05/19/23 (4.0hr)** Completed routine checks at each facility. Completed monthly work orders. Adjusted RHF tank fill valve to match demand and create extra storage.

**05/22/23 (4.0hr)** Completed routine checks at each facility. Adjusted RHF manual fill valve to meet demand gain storage from the weekend usage. Completed monthly work orders.

**05/23/23 (4.0hr)** Completed routine checks at each facility. Filled antiscalant tank that feeds the RO's.

**05/24/23 (4.0hr)** Completed routine checks at each facility. Flushed hydrants on E. 165th Ave. due to complaints of low pressure and air in the lines.

**05/25/23 (4.0hr)** Completed routine checks at each facility. Completed tank inspections at BECR. Had a power surge or interruption at BE causing the plant to be reset at the pumps, RO's, and wells.

**05/26/23(4.0hr)** Completed routine checks at each facility.

**05/29/23 (4.0hr)** Completed routine checks at each facility. Completed monthly work orders.

**05/30/23 (4.0hr)** Completed routine checks at each facility.

**05/31/23 (4.0hr)** Completed routine checks at each facility. Performed a meter pit inspection and meter installation in the Ranchettes Community, at Lot 6, 30025 E. 162<sup>nd</sup> Ave.

**06/01/23 (4.0hr)** Completed routine checks at each facility. Worked with ESD to troubleshoot PRV on E. 165th Ave. that is causing low pressure for the community.

**06/02/23 (4.0hr)** Completed routine checks at each facility.

**06/05/23 (4.0hr)** Completed routine checks at each facility. Collected monthly compliance samples and delivered to the lab.

**06/06/23 (4.0hr)** Completed routine checks at each facility. Passed out flyers in GRN neighborhood letting residents on E. 163<sup>rd</sup> Pl. that water will be temporarily off while a yoke is repaired.

**06/07/23 (4.0hr)** Completed routine checks at each facility. Started manual meter reads. Shut off valves to the mainline that run along 163<sup>rd</sup> Pl. so the contractor could replace the yoke. Vacuumed out debris and water in the valve pits so the valve fits on the valve to close it.

**06/08/2023 (4.0hr)** Completed routine checks at each facility. Completed manual meter reads.

**06/09/23 (4.0hr)** Completed routine checks at each facility. Completed tank inspection at GRN.

**06/12/23 (4.0hr)** Completed routine checks at each facility.

**06/13/23 (4.0hr)** Completed routine checks at each facility.

**06/14/23 (4.0hr)** Completed routine checks at each facility.

**06/15/23 (4.0hr)** Completed routine checks at each facility.



**May 15<sup>th</sup> – June 15<sup>th</sup>, 2023**

RO Run Time	74.6 Hours
RO Concentrate Flow: 1 Pond (South)	246,180 gallons

**Sampled Date: June 5th, 2023**

<b>Monthly Testing</b>	<b>TDS (mg/L)</b>	<b>Calcium (mg/L)</b>	<b>Magnesium (mg/L)</b>	<b>Total Hardness (mg/L)</b>
BE	147 mg/L	4.65 mg/L	0.672 mg/L	17.0 mg/L
RHF	174 mg/L	7.30 mg/L	0.828 mg/L	21.6 mg/L
GRN	152 mg/L	5.47 mg/L	0.814 mg/L	14.4 mg/L

Installed From: 06/12/23 To: 07/10/23

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
660601	CYNTHIA RODRIGUEA CHAVEZ	660498	29785 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660602	JULIO AVILA & SANDRA CARBAJA	660499	29795 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660603	LUIS & IRIS SILVA	660500	29885 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660604	JOSE SILVA CAMPOS	660501	29975 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660605	LUIS AND ALMA SANCHEZ	660502	30075 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660606	SERGIO AND RUBI SANCHEZ	660503	30125 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660607	MARIBEL AND FRANCISCO MALPICA	660504	30275 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660608	EMILIA CABRERA	660505	30325 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660609	ARTURO GONZALEZ FLORES	660506	30355 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660610	COUNTRY CLUB RANCHETTES LLC	660507	30375 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660611	COUNTRY CLUB RANCHETTES LLC	660508	16320 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660612	COUNTRY CLUB RANCHETTES LLC	660509	16290 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660613	COUNTRY CLUB RANCHETTES LLC	660510	16270 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660614	COUNTRY CLUB RANCHETTES LLC	660511	16250 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660615	COUNTRY CLUB RANCHETTES LLC	660512	16230 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660616	COUNTRY CLUB RANCHETTES LLC	660513	16180 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660617	COUNTRY CLUB RANCHETTES LLC	660514	16150 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660618	COUNTRY CLUB RANCHETTES LLC	660515	16120 Kenosha St	AS		0 FLAT	RESI	1.00			06/12/23		
660619	COUNTRY CLUB RANCHETTES LLC	660516	30460 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660620	COUNTRY CLUB RANCHETTES LLC	660517	30430 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660621	COUNTRY CLUB RANCHETTES LLC	660518	30410 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660622	COUNTRY CLUB RANCHETTES LLC	660519	30380 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660623	COUNTRY CLUB RANCHETTES LLC	660520	30350 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660632	GABINO GUERRERO	660521	30310 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660624	COUNTRY CLUB RANCHETTES LLC	660522	30260 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660635	HECTOR & CLAUDIA AGUIRRE	660523	30230 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660633	GABINO GUERRERO	660524	30150 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660637	FIDENCIO SILVA	660525	30040 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660638	ALDO HUERTA	660526	30010 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660639	ALDO HUERTA	660527	29980 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660640	ALEJANDRO AND CORINA LUJAN	660528	29810 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660625	COUNTRY CLUB RANCHETTES LLC	660529	16055 Hardwick St	AS		0 FLAT	RESI	1.00			06/12/23		
660636	HECTOR & CLAUDIA AGUIRRE	660530	16101 Hardwick St	AS		0 FLAT	RESI	1.00			06/12/23		
660641	SILVA CAMPOS & EDITH VILLALO	660531	16125 Hardwick St	AS		0 FLAT	RESI	1.00			06/12/23		
660626	COUNTRY CLUB RANCHETTES LLC	660532	16175 Hardwick St	AS		0 FLAT	RESI	1.00			06/12/23		
660642	JOSE RAMIREZ & MANUALA GUZMA	660533	29800 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660643	CESAR SOTO	660534	29900 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660644	KARINA & JORGE LOYA	660535	30000 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660645	RODOLFO ROJAS & GABINO GUERRER	660536	30050 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660634	GABINO GUERRERO	660537	30170 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		

Installed From: 06/12/23 To: 07/10/23

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
660627	COUNTRY CLUB RANCHETTES LLC	660538	30300 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660628	COUNTRY CLUB RANCHETTES LLC	660539	30400 E 162nd Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660629	COUNTRY CLUB RANCHETTES LLC	660540	30385 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660646	FOUR STAR HOMES, LLC	660541	30355 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660647	CRL INVESTMENT LLC	660542	30315 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660648	KEVIN AND KATHY AGUILAR	660543	30265 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660649	MAGALI GUERRERO	660544	30235 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660650	SERGIO ROJO	660545	30155 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660630	COUNTRY CLUB RANCHETTES LLC	660546	30045 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660651	RAMON ZAMBRANO	660547	30015 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660631	COUNTRY CLUB RANCHETTES LLC	660548	29985 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660652	BRAULIO GUERRERO	660549	29815 E 161st Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660653	MITCHELL AND COCO UPTON	660550	28305 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660654	ALDANAS CUSTOM HOMES LLC	660551	28405 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660655	JOSEPH AND NATALIE RHOADES	660552	28505 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660656	HUGO SANDOVAL	660553	28605 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660657	LUIS AND ANNAI PALMA	660554	28805 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660659	REMIGIO DE LA TORRE	660555	28760 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660660	ALDANAS CUSTOM HOMES LLC	660556	28650 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660661	MICHELLE AND JERRY MEANS	660557	28550 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660662	RIDGEVIEW PROPERTIES LLC	660558	28450 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660663	JOSEPH AND PAMELA TAYLOR	660559	28310 E 159th Ave	AS		0 FLAT	RESI	1.00			06/12/23		
660658	JOSE AND DORA ALVARADO	660560	15900 Deer Park St	AS		0 FLAT	RESI	1.00			06/12/23		

Total Count: 63

# Statewide Internet Portal Authority (SIPA)

Company Address 1300 Broadway  
Suite 440  
Denver, CO 80203  
US

Created Date 5/26/2023  
Expiration Date 6/21/2023  
Quote Number 00003293

Prepared By Heather Nelson  
Email heather@cosipa.gov

Contact Name Natalie Herschberg  
Phone (303) 779-5710  
Email natalie.herschberg@claconnect.com  
Fax (303) 987-2032

Bill To Name CliftonLarsonAllen LLP  
Bill To 8390 E. Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111  
USA

Ship To Name Greatrock North Water and Sanitation District  
Ship To 8390 E. Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111

Product	Line Item Description	Sales Price	Quantity	Total Price
Google Workspace Business Starter	Domain: greatrocknorthwsd.org; One Year Term	\$46.20	1.00	\$46.20
Basic Set Up	Domain: greatrocknorthwsd.org; One Time Fee	\$315.00	1.00	\$315.00

Description Quote for Greatrock North Water Sanitation District to procure 1 Google Workspace Business Starter subscription for a one year term, with the option to renew in one year. Quote also includes one time basic set up fee. Grand Total \$361.20

Domain: greatrocknorthwsd.org

Please submit a signed quote or PO to sipa@cosipa.gov to procure and include the email address of the person who is supposed to receive the invoice.

### Additional Details

Additional Details Please note: Fees are not refundable.

Please note: Fees may increase at next renewal.

Please note: This is not an invoice. Please do not submit payment until you have received an invoice.

#### Terms & Conditions:

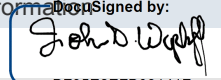
Customer accepts Google flow down

terms: [https://static.carahsoft.com/concrete/files/6116/6981/5856/US\\_Public\\_Sector\\_CMA\\_flowdowns\\_10.17.22\\_-\\_Worksp](https://static.carahsoft.com/concrete/files/6116/6981/5856/US_Public_Sector_CMA_flowdowns_10.17.22_-_Worksp)

By signing this quote, you are agreeing to purchase the above mentioned subscriptions and/or services and you will be responsible for payment upon invoicing. You also certify that you have authority to enter into this agreement between your entity and SIPA.

### Quote Acceptance Information

Signature

  
John D. Wyckoff

Name

Title

President

5/31/2023

**Certificate Of Completion**

Envelope Id: 832F8DB06B054D708158DD81426570E7	Status: Completed
Subject: Complete with DocuSign: Greatrock - SIPA Quote for Board Email Creation.pdf	
Client Name: Greatrock North WSD	
Client Number: A179912-OS00-2023	
Source Envelope:	
Document Pages: 2	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/31/2023 10:04:28 AM
Certified Delivered	Security Checked	5/31/2023 11:21:22 AM
Signing Complete	Security Checked	5/31/2023 11:21:59 AM
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OFFICE OF THE STATE AUDITOR • LOCAL GOVERNMENT AUDIT DIVISION  
 KERRI L. HUNTER, CPA, CFE • STATE AUDITOR

**Request for Extension of Time to File Audit for Year End *December 31, 2022*  
 ONLY**

Requests may be submitted via internet portal: <https://apps.leg.co.gov/osa/lg>.

**Government Name:** Greatrock North Water & Sanitation District  
**Name of Contact:** Allison Williams  
**Address:** 8390 E Crescent Pkwy Suite 300  
**City/Zip Code** Greenwood Village, CO 80111  
**Phone Number:** 303-265-7886  
**E-mail** Allison.L.Williams@clacconnect.com  
**Fiscal Year Ending (mm/dd/yyyy):** 12/31/2022  
**Amount of Time Requested (in days):** 60 days  
 (Not to exceed 60 calendar days) Audit Due:  
September 30, 2023

**Comments (optional):** \_\_\_\_\_

I understand that if the audit is not submitted within the approved extension of time, the government named in the extension request will be considered in default without further notice, and the State Auditor shall take further action as prescribed by Section 29-1-606(5)(b), C.R.S.

**Must be signed by a member of the governing board.**

Signature \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

## ENGINEER'S PROGRESS REPORT

**Date:** July 17, 2023  
**To:** Greatrock North Water and Sanitation District  
**From:** Element Engineering  
**Job No.** 0041.0001  
**RE:** Monthly Engineers Report – **New Items Bold**

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### CAPITAL PROJECTS:

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

The 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 30<sup>th</sup>, 2023.

The district approved the CMAR bidding approach at the March 7<sup>th</sup> 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 <sup>nd</sup> at 4:00 PM
Non-Mandatory Pre-Bid Meeting	June 9 <sup>th</sup> at 10:00 AM
Last Day to Request Interpretations of the Documents	June 16 <sup>th</sup> at 4:00 PM
Proposals Due (via email to nmarcotte@elementengineering.net)	June 23 <sup>rd</sup> at 4:00 PM
Anticipated Design Phase CMAR Award	July Board Meeting

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

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

### 3. Third Alluvial Well

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

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

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

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

**No work this period.**

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

### GENERAL ENGINEERING – ADMINISTRATION

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

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

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

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

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

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

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

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

**No work this period.**

**3. Greatrock North Subdivision**

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

**No work this period.**

**4. Hayesmount Estates Subdivision**

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

**No work this period.**

**GENERAL ENGINEERING – OPERATIONS**

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

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

**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 16<sup>th</sup>, 2021. Onsite construction work started on July 21<sup>st</sup>, 2021. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

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

Element inspected and coordinated work on the fire hydrant relocation.

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

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

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



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

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

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

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

## 2. Country Club Ranchettes Filing No. 2

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

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

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

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

## 3. Ridgeview Estates

This subdivision has gained Initial Acceptance.

**No work this period.**

## 4. Epic Estates

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

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

**No work this period.**

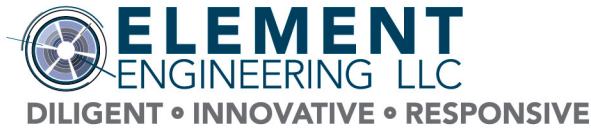
## 5. Horse Creek Retreat

**No work this period.**

OTHER PROJECTS:

## 1. 2023 Tap Fee Update

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



July 6, 2023

Ms. Lisa Johnson  
 Greatrock north Water and Sanitation District  
 District Manager  
 16393 Rayburn Street  
 Hudson, CO 80603  
 Alma, CO 80420

**Re: Third Concentrate Pond Project**  
 Recommendation for Construction Manager at Risk (CMAR) Firm Award

Dear Ms. Johnson

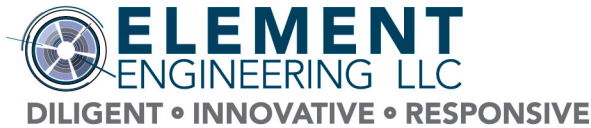
On June 9, 2023, Element Engineering, LLC (Element) received two (2) proposals from Construction Manager at Risk (CMAR) firms Interested in the town's Third Concentrate Pond Project. Proposals were received from Performance Energy Services (PES) and CGRS, Inc.

The RFP provided a detailed scope of services and required each firm to submit a breakdown of costs and percentages to draw an equitable comparison between each submittal. To determine the level of service from each firm, Element has reviewed each proposal in depth and has contacted individual contractors to request clarifications on proposals. All four firms have provided information and logs of work that prove they are highly qualified to complete the work as requested.

Element completed a detailed review of each proposal including reviewing proposed fees, personnel comparisons, similar project references, and safety ratings such as (EMR) Experience Modification Rate and (TRIR) Total Recordable Incident Rate.

EMR is determined by comparing a company's actual workers' compensation claims experience to the expected claims experience for a company in their industry. The calculation considers both the frequency and the severity of the claims and is based on the data from the company's past three years of workers' compensation insurance. The lower the average EMR the better. The table below shows each contractor's EMR rating.

EMR (Experience Modification Rate)				
Contractor	2020	2021	2022	Avg
PES	0.82	0.74	0.82	<b>0.79</b>
CGRS	0.92	0.92	0.72	<b>0.85</b>



TRIR is a safety metric developed by OSHA (Occupational Safety and Health Administration) that's used to benchmark safety performance. It's a measure of the number of recordable incidents per 100 full-time workers during a one-year period. The following table(s) detail the comparisons between each contractor based on number of employees. The lower the average TRIR the better. The table below shows each contractor's TRIR rating.

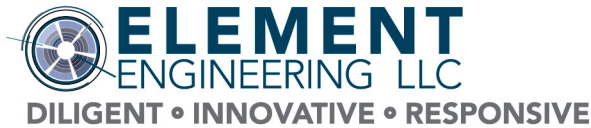
TRIR (Total Recordable Incident Rate)				
Contractor	2020	2021	2022	AVG
PES	0	0.53	0	<b>0.53</b>
CGRS	0.92	1.83	0.91	<b>1.22</b>

Based on the tables above and a three-year average of total man hours worked, Performance Energy Services Performed best in their fields having the lowest 3-year averages. Having companies that care about the well-being of employees and their families is crucial to the success of a project.

Both PES and CGRS provided projects that pertain to the Third Concentrate Pond Project. Either firm would qualify to perform the work requested. PES has also incorporated Vortex Services into their proposal. Vortex Services specializes in trenchless pipelines and repairs. This could be a valuable approach to the project through residential and high-volume utility areas.

Element also reviews intangibles for each firm such as time and effort spent making sure that proposals were well crafted for the proposed project, and that the proposed project is well understood. Each firm offered Ideas for value engineering. CGRS and PES both offered the idea of removing the moisture conditioning specification outside the envelop of the concentrate pond. This could be a time and cost savings to the district. If the dirt must be moisture conditioned, PES proposed using water from the existing lagoons as a cost savings. This could significantly reduce the water levels and volume of water stored in the existing concentrate ponds.

After review of qualifications, Element completed a detailed review of the proposed costs submitted by all firms. Our request for proposal requested cost for design phase services, lump sum pricing for general conditions, percentage of overhead and profit, percentage of insurance, percentage of bonds, and percentage of small tools associated with the project. PES and CGRS are two very professional and highly qualified firms. Please note PES is also offering a "no cost fee" for the Construction Phase Services. A summary of each firm's proposed costs is shown in the following table.



Item No.	Description	Performance Energy	CGRS
		CMAR Entered Value (\$ or %)	CMAR Entered Value (\$ or %)
1	Lump Sum Price for Design and Constructability Services	N/A	\$ 18,770.00
2	*Lump Sum Price for General Conditions Associated with Project	\$ 401,786.00	\$ 198,500.00
3	Percentage of Subtotal of the Overhead and Profit Associated with Project	18%	11%
4	Percentage of the Subtotal of the Insurance Associated with Project	N/A	1.00%
5	Percentage of the Construction Subtotal for Bonds and Insurance Associated with Project	3.50%	1.50%
6	Percentage of Labor Costs for the Small Tools Associated with Project	5%	4%
<p>*Minimum services for this line item include project superintendents, project management, supportive staff, labor, travel, housing, and burden/insurance for management staff to fulfill full CMAR responsibilities (see 4.2). Also included are temporary facilities such as CMAR offices, trash removal, toilets, and site security.</p>			

After careful consideration of all bid submittals, Element recommends Performance Energy Services (PES). We believe PES provided the strongest resumes and proposal.

If you have any questions regarding this matter, please do not hesitate to contact me by phone at 303.378.2969 or by email at [nmarcotte@elementengineering.net](mailto:nmarcotte@elementengineering.net).

Sincerely,

ELEMENT ENGINEERING, LLC

*Nicholaus P. Marcotte*

Nicholaus P. Marcotte, P.E.  
President



**Greatrock North Water & Sewer District**  
**ORC Report**  
**July 17, 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 6/5/23 BBA Water requested augmentation be shut off for the remainder of the month. On 6/6/23 augmentation was shut down until further notice.

### Additional Activities

On 6/7/23 water service was temporarily shut off to residents near 28395 E 163<sup>rd</sup> Place so repairs could be made to the meter pit to prevent future freezing. Once repairs were completed to the meter pit water service was returned and hydrants flushed in the area.

On 6/25/23 operations responded to overvoltage fault on Alluvial Well 2 and the fault would not clear. Applied Ingenuity onsite on 6/26/23 to troubleshoot the Alluvial Well 2 and determined there was short in the motor for Alluvial Well 2 and the motor would need to be replaced. On 6/30/23 Applied Ingenuity was back onsite to replace the Alluvial Well 2 pump and motor. Once the replacement was complete normal operations were resumed.

## Water Quality



**Resolution No. 2023-07-01**

**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)**

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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 June 30, 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 July 13, 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 expires on August 27, 2023, and this inclusion is conditioned upon no objections being filed; and

WHEREAS, the Petition was heard at a public meeting of the Board of the District held on May, 2, 2023, which hearing was continued to June 6, 2023, and again continued to July 17, 2023, each 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;

d. Pursuant to Section 32-1-207(3), C.R.S., no action to enjoin this inclusion is brought forty-five (45) days from the publication of the Notice of Intent to Include Property, which date is August 27, 2023.

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

4. Motion and Order for Inclusion. Upon the satisfaction of the Conditions of 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 17<sup>th</sup> day of July, 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 July 17, 2023 via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 17<sup>th</sup> day of July, 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)**

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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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 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

<b>INCLUSION PARCEL</b>	
<b>COUNTY OF ADAMS, COLORADO</b>	
<b>EXHIBIT A</b>	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>ALA</u>	<b>1</b> OF <b>3</b>
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

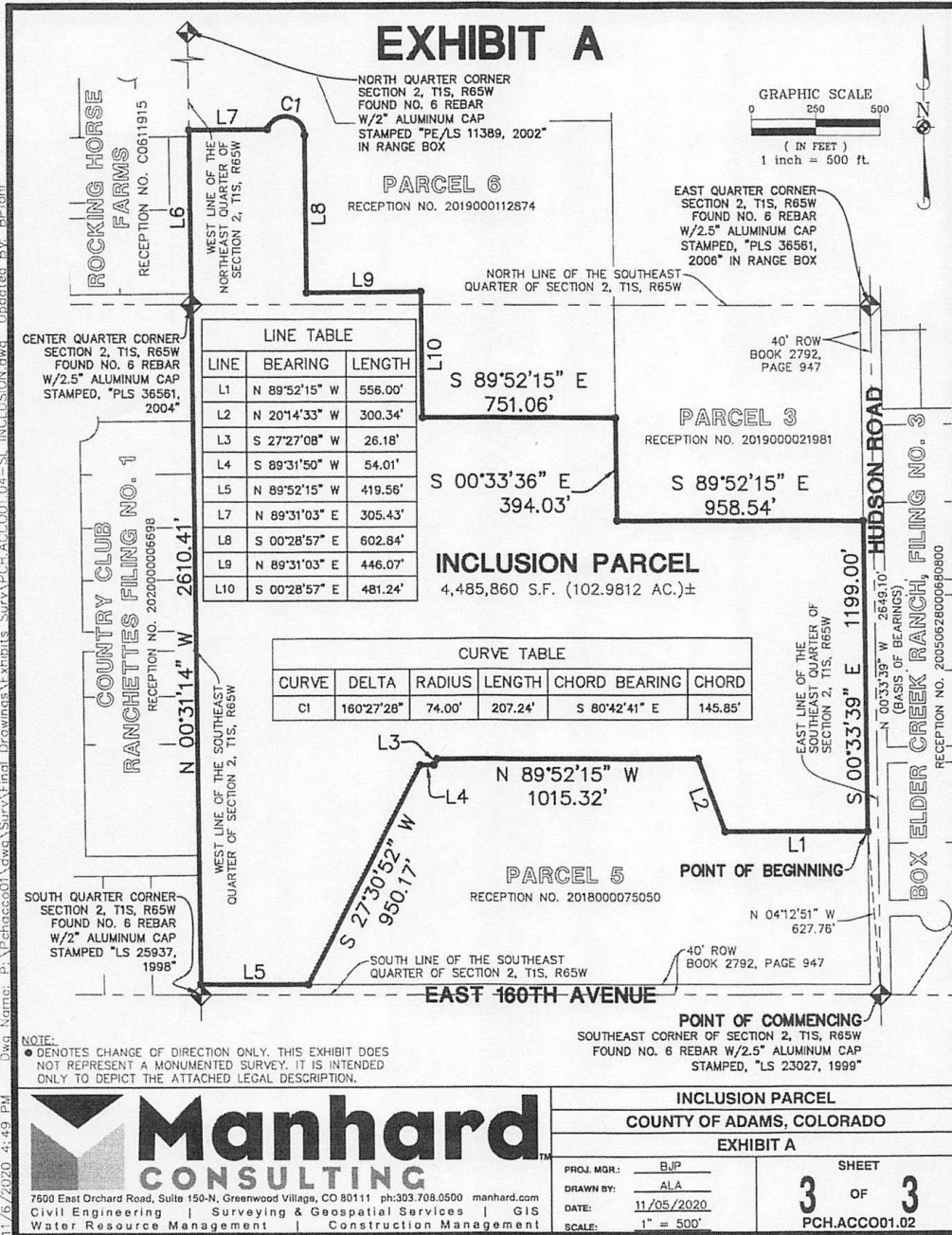
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**Manhard**  
CONSULTING

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Water Resource Management | Construction Management

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





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**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)**