

GREATROCK NORTH WATER AND SANITATION DISTRICT

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Greenwood Village, CO 80111
(P) 303-779-5710 (F) 303-779-0348
www.colorado.gov/greatrocknorthwsd

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

SPECIAL MEETING AGENDA

DATE: April 6, 2021

TIME: 4:30 P.M.

LOCATION: *DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.*

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

1. To attend via Zoom videoconference use the below link –

<https://zoom.us/j/95665329591?pwd=U0Y2TmErNTNnWVByWVB4K2FUMklSZz09>

Meeting ID: 956 6532 9591 **Password:** 487087

2. Or by calling 1-346-248-7799 (& entering Meeting ID and password)

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

Consultants:

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

Greatrock North Water and Sanitation District
April 6, 2021 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 March 2, 2021 special meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending March 25, 2021 in the amount of \$57,822.32 (enclosure - 005).
 3. Operations and Maintenance Activities Report (enclosure – 006).
 4. Review meter installation report (enclosure – 007).
 5. Acceptance of cash position schedule and unaudited financial statements for the period ending February 28, 2021 and Inclusion Summary (enclosure – 008).
 6. Adopt Resolution No. 2021-04-01: Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (enclosure – 009).
-

III. FINANCIAL MATTERS

A. Other

IV. ENGINEER'S REPORT (enclosure - 010)

A. Capital Projects Update

1. Third Alluvial Well

2. Evaporation Pond

Greatrock North Water and Sanitation District
April 6, 2021 Agenda

3. Reverse Osmosis Treatment Facility (enclosure – 011)

- a. Review and consider approval of Change Order No. 2 to the Agreement with Worth Hydrochem in the amount of \$19,013.00 (total contract price = \$40,3947.00).
-

4. Water Meter Upgrade Project

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 012)

- A. Continued discussions on cybersecurity efforts.
-
- B. Review and consider approval of a proposal from Inland Potable Services, Inc. for tank inspections/diving services (enclosure – 013).
-

VI. LEGAL MATTERS

- A. Update on Country Club Ranchettes #2 Petition for inclusion and Inclusion Agreement.
-

VII. OTHER MATTERS

- A. Status of Homestead Heights/Country Club Ranchettes #1.
-
- B. Status of Hayesmount Estates.
-
- C. Status of Ridgeview Estates.
-

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).

Greatrock North Water and Sanitation District
April 6, 2021 Agenda

IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, April 20, 2021
at 4:30 p.m.**

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Brad	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 Scolnick 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>3/9/2021: Brad, Mike, Bryan attended preconstruction meeting with Jay and Blanco.</p>
Country Club Ranchettes Filing No. 2 Inclusion	3/5/19	Brad Jennifer	N/A	2		X				<p>12/16/2020: Jennifer provided comments on agreement to group. Board to discuss agreement at January meeting. Anticipate holding hearing at February meeting.</p> <p>1/5/2021: Board presented with draft agreement for direction and discussion. Board to conduct inclusion hearing at February meeting. Jennifer to update agreement per Board direction for Lisa to circulate to Jay for review and comment. Jennifer to publish for public hearings in February.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Jay phones Brad and indicates he has another engineer analyzing the topography on Parcel 4 in hopes of platting more lots. District will need to analyze water rights available to support more lots.</p> <p>2/18/2021: Brad emailed Jay for an update on analysis.</p>
Ridgeview Estates	3/3/2020	Brad	N/A	2		X				<p>12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										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. 2/25/2021: BacT and Pressure testing completed after GRN tie in.
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Brad 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.
Evaporation Pond Matters	1/1/19	Brad	N/A	1		X				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. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/7/2021: Brad to review options available to expedite process through CDPHE. 1/20/2021 – Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond. 2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										complete. 2/2/2021: Brad will provide updated cost estimate. 3/2/2021: Brad provided updated estimate in the amount of \$1,119,000.
Reverse Osmosis Upgrade and Building Project	2/19/19	Brad Nick	N/A	1		X				12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments or questions received to date. Ran into issue with the concentrate line which was discussed with the Board. 1/5/2021: No comments received from CDPHE yet. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 3/2/2021: Reverse Osmosis Water Treatment Plant project will be advertised on March 10, 2021 with a submission date by April 16, 2021. The Board will meet the following week in special session to review the bids and award the contract. 3/25/2021: Pre-Bid meeting held at Box Elder site.
SCADA/Telemetry Control Upgrade	2/19/19	Brad Mike Brian	N/A	1		X				10/16/2020: Nick has developed control loop descriptions for review. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 2/10/2021: Rob fleck requests information on cybersecurity matters for proposed (and existing) SDACA systems.
Badger Meter Radio Read Upgrades	10/2/18	Lisa	N/A	1		X				1/5/2021: 41 remaining meters to complete the project. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 02/15/21 – Lisa to send John and Brian the addresses in RHF that still need replacement. 3/2/21 – The final 3 outside meter upgrades are scheduled in Box Elder Creek Ranch for 3/3/21. 9 meters left to complete after these are done in RHF.
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Brad Mike	N/A	1		X				Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting. 5/1/18: Brad reviewed issue with Board. Brad to collect more

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>data and continue to monitor.</p> <p>10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond.</p> <p>3/25/20: Brad emailed REC for updated water quality reports.</p> <p>3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond.</p> <p>1/7/2021: Brad to work with Mike.</p>
Water Pressure Issues	11/6/18	Mike Brad	N/A	1		X	X			<p>10/15/2020: Continue to troubleshoot and conduct studies to determine issues and various pressure locations.</p> <p>10/2/20: Pressure Loggers launched at 29240 E. 165th Ave for 7 days. Logged pressures at residents home avg. approx. 15 psi lower than system pressure.</p> <p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>1/7/2021: Brad and Mike to review issues on site periodically to review status and options. Work with Brian on educational piece with historical background.</p>
Well Pumping Capacity and Water Level Measurements		Brad Mike		2		X				<p>12/15/20: Repairs have been completed to LFH well level transducer wiring and level is reporting again. REC to verify level reading with nitrogen gas.</p> <p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p>
Rocks in Brine Discharge Pipe	6/4/19	Mike Brad	N/A	3		X				<p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget.</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
BECR Curb Stop Exercising	5/5/2020	Mike	N/A	2		X				1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/5/2021: About half done with project. Making note of problem areas to circle back to. 3/2/2021: REC to continue with project in March.
Water Quality Issues	9/1/2020	Mike Brad	N/A	2		X				Brad and Mike to look into issues with water quality. 9/10/2020: RO runtime increased to maximum run time to treat as much water as possible. 9/11/2020: REC removes RO runtime restrictions in an effort to reduce TDS and hardness in potable water. 11/10/20: Adjusted RO operation to further increase run times. 12/15/2020: Discussed water quality matters during 4 th quarter operations meeting. Bryan to assess operating scenarios and report back on RO operations. 1/6/2021: Brad and Brian met at RO WTP to review process piping.
SCADA Operations	12/14/2020	Mike	N/A	2		X				12/14/20: TLECC onsite working on additional alarm programming for remote alarm system and troubleshooting daily flow report.
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				Mike to obtain pricing for replacement of generator.
Google Search	2/2/2021	Krista	N/A	3		X				Research Google Search engine to update District address and contact information.
WELL AND WATER MATTERS										
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021 – Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the current need for water rights engineering services.
FINANCIAL MATTERS										

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Delinquent accounts	2/2/2021	CLA				X				2/2/2021 – Board directed staff to reinstate late fees with April 2021 billing. Intent to re-start late fees to be communicated on Feb. and March billing. Reinstate delinquent notices March 2021 and send second notices in April 2021. Water shut offs possible by May 2021. 02/15/2021 – information was relayed to residents in their February bill.
ADMINISTRATIVE MATTERS										
Contracts for Renewal, Addenda, and Termination	9/29/2020	Lisa Jennifer	10/30/2020	1		X				12/1/2020: Board approved. Lisa to get executed.
Cybersecurity Efforts	3/2/21	Brad Mike	N/A							3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system. 3/15/21: TLECC investigating options for improved Cyber Security



Date: March 30, 2021

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

From: Lisa A. Johnson, District Manager

Re: April 6, 2021 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the March 2, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending March 31, 2021.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule, property tax schedule and unaudited financial statements for the period ending February 28, 2021 and inclusion summaries.
6. Adopt Resolution No. 2021-04-01: Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.

I recommend approval of the consent agenda items.

IV.A.4.Meter Upgrade Project

I received a call from one of the remaining 9 residents in Rocking Horse Farms and have scheduled a meter installation for Friday, April 2nd.

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

Updates provided in the Engineer's Report.

VII.B. Hayesmount Estates

19 System Development Fees have been paid as of February 21, 2020.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the December and January resume and did not find any cases he recommends the District oppose.

Update on other District Related Matters and/or Committee Meetings

The Committee met on March 26, 2021. Discussion centered around the status of the RO Treatment Plant Project pre-bid meeting.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD MARCH 2, 2021

A special meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, March 2, 2021 at 4:30 P.M. Due to COVID-19, the meeting was conducted via video conference - ZOOM. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance Were:

Lisa A. Johnson and Krista Baptist; CliftonLarsonAllen LLP (“CLA”)
Jennifer Gruber Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Bradley A. Simons P.E.; MMI Water Engineers, LLC (“MMI”)
Nick Marcotte; Element Engineering
Michael Murphy; Ramey Environmental Compliance, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: Attorney Tanaka advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Attorney Tanaka confirmed that disclosures of conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting for those Directors with potential conflicts of interest. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Polliard, Rogers and Lozano each confirmed that they had no additional conflicts of interest in connection with any of the matters listed on the Agenda.

ADMINISTRATIVE MATTERS

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

Board of Director’s Report: None.

RECORD OF PROCEEDINGS

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

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the February 2, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending February 23, 2021 in the amount of \$75,352.36.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule and unaudited financial statements for the period ending January 31, 2021 and Inclusion Summary.

Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the consent agenda items, as presented.

FINANCIAL MATTERS

Reinstating Late Fees, Interest and Utility Shutoffs and Rescinding Resolution No. 2020-04-02: Authorizing Temporary Suspension of New Late Fees and Interest and Placing a Temporary Moratorium on Utility Shutoffs: Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved reinstating late fees, interest and utility shutoffs and rescinded Resolution No. 2020-04-02: Authorizing Temporary Suspension of New Late Fees and Interest and Placing a Temporary Moratorium on Utility Shutoffs.

ENGINEER'S REPORT

Mr. Simons presented his report. A copy of the report is attached hereto and incorporated herein by this reference.

Capital Projects Updates:

Third Alluvial Well

Mr. Simons provided an update on the project to the Board.

Evaporation Pond

Mr. Simons provided an update on the project to the Board.

Resolution No. 2021-03-01: Resolution of Necessity

Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-03-01: Resolution of Necessity.

RECORD OF PROCEEDINGS

Proposal for Appraisal Services

Ms. Johnson presented the proposal from Kilty & Company for appraisal services to the Board. She reported that proposals were requested from three appraisal firms, one response was received by the deadline. The fee to prepare the appraisal is \$6,500 with a six to eight-week completion timeline. Directors Fleck and Wyckoff reviewed and approved the proposal prior to the meeting, so a ratification of approval is requested. Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board ratified approval of the engagement of Kilty & Company for appraisal services in the amount of \$6,500.

Updated Cost Estimate

Mr. Simons presented the updated cost estimate to construct the evaporation pond in the amount of \$1,119,000 to the Board.

Reverse Osmosis Treatment Facility

Mr. Marcotte presented his report and provided an update on the project effort and noted that the Reverse Osmosis Water Treatment Plant project will be advertised on March 10, 2021 with a submission deadline of April 16, 2021. The Board will likely meet the following week in special session to review the bids and award the contract. Following discussion, the Board set the meeting date for the special session to review the bids for Tuesday, April 20, 2021 at 4:30 p.m. via Zoom conference call.

Water Meter Upgrade Project

Ms. Johnson provided an update to the Board and reported that three outside meter upgrades are scheduled in Box Elder Creek Ranch for tomorrow. One additional inside meter upgrade is also scheduled for tomorrow, leaving nine meters in Rocking Horse Farms to complete.

OPERATIONS / MAINTENANCE MATTERS

Mr. Murphy presented his monthly report. A copy of the report is attached hereto and incorporated herein by this reference.

Operations and Maintenance Matters:

Colorado's Water/Wastewater Agency Response Network (COWARN) Mutual Aid and Assistance Agreement

Following review and discussion, upon motion duly made by Director Fleck, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Colorado's Water/Wastewater Agency Response Network (COWARN) Mutual Aid and Assistance Agreement. Mr. Murphy will complete the Agreement details and transmit to COWARN.

RECORD OF PROCEEDINGS

Cybersecurity

The Board continued discussions on cybersecurity efforts. Mr. Simons reported that he is meeting with the firm that has proposed for SCADA/telemetry on the new reverse osmosis plant to discuss protections with their recommended system. Mr. Simons and Mr. Murphy will work with Timber Line Electric and Control Corp. to discuss additional protections for the District's current system.

LEGAL MATTERS

Country Club Ranchettes #2 Petition for Inclusion and Inclusion Agreement: No new update.

OTHER BUSINESS

Status of Homestead Heights/Country Club Ranchettes #1: Ms. Johnson provided an update on the project.

Status of Hayesmount Estates: No new update.

Status of Ridgeview Estates: Ms. Johnson provided an update on the water improvements project in Ridgeview Estates.

COMMUNITY COMMENTS

None.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
February Claims
March 25, 2021

Vendor	Invoice #	Date	Amount
*CenturyLink	2/28/2021	2/28/2021	\$ 264.58
*MyAssetMap	E5F5CDB-0037	2/28/2021	199.99
*United Power Inc	12341500 Feb21	2/28/2021	345.52
*United Power Inc	2893502 Feb21	2/28/2021	600.73
*United Power Inc	6666302 Feb21	2/28/2021	678.76
*United Power Inc	7891601 Feb21	2/28/2021	1,303.84
*Xcel	2/28/2021	2/28/2021	75.33
*Xcel	2/28/2021	2/28/2021	108.09
		Auto Pay	<u>\$ 3,576.84</u>
Bishop Brogden Associates, Inc	47612	2/15/2021	\$ 768.25
CliftonLarsonAllen LLP	2768662	2/28/2021	2,596.80
CliftonLarsonAllen LLP	2772009	2/28/2021	5,993.14
CliftonLarsonAllen LLP	2768623	2/28/2021	10,260.60
Colorado Community Media	20407	3/12/2021	35.88
Colorado Water Well	21-0055	2/28/2021	400.00
Dan's Custom Construction Inc.	645	3/1/2021	1,870.00
Diversified Underground	23227	2/19/2021	260.00
Diversified Underground	23228	2/19/2021	260.00
Diversified Underground	23229	2/19/2021	260.00
Diversified Underground	23302	2/28/2021	270.00
Element Engineering, LLC	0001-31	2/28/2021	420.00
Element Engineering, LLC	0002B-01	2/28/2021	2,800.00
Element Engineering, LLC	0002A-15	2/28/2021	4,090.00
Elite Industries, Inc.	6618	2/28/2021	931.30
Hayes Poznanovic Korver LLC	42234	2/28/2021	264.00
Hayes Poznanovic Korver LLC	42233	2/28/2021	1,344.00
Ismael Holguin	REFUND	12/21/2020	96.00
Jennifer Cash & Paul Muehter	REFUND	2/11/2021	85.50
Martin & Wood Water Consultants Inc.	24054	2/28/2021	927.00
MMI Water Engineers, LLC	1397	1/31/2021	148.50
MMI Water Engineers, LLC	1398	1/31/2021	907.50
MMI Water Engineers, LLC	1396	1/31/2021	1,633.50
Pest Predator	1956	3/1/2021	240.00
Point & Pay	9792-2021-02-V.1	2/28/2021	396.92
Ramey Enviromental Compliance, Inc	21541	11/30/2020	2,022.49
Ramey Enviromental Compliance, Inc	21833	1/31/2021	230.00
Ramey Enviromental Compliance, Inc	21995	3/5/2021	456.00
Ramey Enviromental Compliance, Inc	22000	3/8/2021	679.30
Ramey Enviromental Compliance, Inc	21972	2/28/2021	7,237.62
Special District Association	2021 Dues	2/26/2021	858.20
United Site Services, Inc	114-11653875	2/23/2021	219.96
White & Jankowski LLP	17270	2/28/2021	1,101.00
White Bear Ankele Tanaka & Waldron	14638	2/28/2021	4,182.02
		Bill.com	<u>\$ 54,245.48</u>
Grand Total			<u><u>\$ 57,822.32</u></u>



Greatrock North Water & Sewer District Monthly Activities Report February 15, 2021 to March 14, 2021

Daily Operations Summary

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

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

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

2/15/21(3.64hrs) Completed routine checks. Received a call for frozen meter at 16335 Greatrock Way, replaced meter.

2/17/21(6.67hrs) Completed routine checks. Added 20 gallons to chlorine day tank. Received a call for water in a meter pit at 29540 E 160th Court, pumped out meter pit and repaired leak.

2/19/21(1.83hrs) Completed routine checks. Adjustment chlorine set point from 0.5ppm to 0.75ppm. ESD onsite troubleshooting BE to tank meter reading electronics failure, meter was reset and put back into operation.

2/22/21(2.83hrs) Completed routine checks. Cleaned chlorine injector quill. Collected Bac-T, Nitrates, TDS, and hardness samples and delivered them to the lab. Repaired water meter leak at 16225 Del Ray Court.

2/24/21 (9.33hrs) Completed routine checks. Checked fuel and oil levels for all generators. Filled water lines at Ridgeview Estates for high chlorine testing the following day. Repaired leak at the GRN entrance to irrigation PRV, the meter was frozen and broke out the freeze plate.

2/25/21 (1.75hrs) Collected new line Bac-Ts for Ridgeview Estates and delivered to the lab.

2/26/21(1.75hrs) Completed routine checks. Added 37 gallons to chlorine day tank.

3/1/21(2.08hrs) Completed routine checks.

3/3/21(1.25hrs) Completed routine checks.

3/5/21(1.08hrs) Completed routine checks.

3/8/21(1.5hrs) Completed routine checks.

3/9/21(1.33hrs) Attended pre-con meeting for Country Ranchettes.

3/10/21(1.5hrs) Completed routine checks.

3/11/21(2.67hrs) Completed meter re-reads, along with a meter audit to check for reverse flow.

3/12/21(1.5hrs) Completed routine checks.

February 15, 2021 – March 14, 2021

RO Run Time	22.9 Hrs.
RO Concentrate Flow: 1 Pond (South)	41,256 Gallons

Sampled Date: February 22, 2021

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	755.00	85.4	15.87	278.6
RHF	635.00	68.9	12.70	224.3
GRN	671.00	74.4	13.66	242.1

Date	Permeate Flow	Concentrate Flow	% Recovery	Permeate Conductivity	Hour Meter
2/15/21	0	0	0	0	93.95
2/17/21	0	0	0	0	94.90
2/19/21	0	0	0	0	96.51
2/22/21	0	0	0	0	101.38
2/24/21	0	0	0	0	102.79
2/26/21	0	0	0	0	104.63
3/1/21	0	0	0	0	107.14
3/3/21	0	0	0	0	108.69
3/5/21	0	0	0	0	110.34
3/8/21	0	0	0	0	112.96
3/10/21	0	0	0	0	115.00
3/12/21	0	0	0	0	116.87

Installed From: 02/12/21 To: 03/12/21

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 Pulled
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GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
FEBRUARY 28, 2021

DRAFT

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
FEBRUARY 28, 2021

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 64,077
First Bank - Lockbox	530,387
Colostrust	4,075,911
Accounts Receivable - Customers	37,520
Accounts Receivable - Certified with County	4,286
Receivable from County Treasurer	410,838
AR - Inclusions	22,273
Total Current Assets	5,145,292
CAPITAL ASSETS	
Water Distribution System	9,387,464
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	972,748
Accumulated Depreciation	(3,264,861)
Net Capital Assets	8,322,688
OTHER ASSETS	
Prepaid Bond Insurance, Net	33,576
Deferred Loss on Refunding	302,847
Other Assets	336,423
TOTAL ASSETS	\$ 13,804,403
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 53,766
Due to County Treasurer	30,281
Deposit - Refundable Water Meter	850
Accrued Interest Payable	22,833
Total Current Liabilities	107,730
LONG - TERM LIABILITIES	
GO Bonds - Series 2010	75,000
Loan - Series 2020	1,964,149
GO Bonds - Series 2017	4,605,000
Bond Premium, Net	317,570
Total Long-Term Liabilities	6,961,719
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	3,303
Total Deferred Inflows of Resources	3,303
NET POSITION	
Net Position	6,731,651
Total Net Position	6,731,651
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 13,804,403

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 TWO MONTHS ENDED FEBRUARY 28, 2021

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 20,141
Service Charges - Rocking Horse	13,225
Service Charges - Box Elder	30,938
Service Charges - Hayesmount	2,484
Inspection Fees	515
Transfer Fees	700
Box Elder - Water Lease Irrigation	7,500
TOTAL OPERATING REVENUES	75,503
OPERATING EXPENSES:	
Utilities	7,120
Customer Billing	5,820
Distribution System Mntc	400
Engineering - Administration	3,574
Engineering - Operations	1,264
Facility Maintenance & Repair	3,909
GIS	1,153
Locates	1,293
Meter Reading	892
Operator Services	11,156
Project Mgmt / Oper Admin	670
Testing and Reporting	1,170
Water Rights Dev - Eng.	3,041
Water Rights Dev - Legal	2,990
TOTAL OPERATING EXPENSES	44,452
NET INCOME (LOSS)	31,051
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	416,978
Specific Ownership Taxes	12,465
Interest Income	514
Available of Service Fees	576
Accounting	(9,367)
Audit	(53)
County Treasurer's Fee	(6,255)
Directors' Fees	(1,000)
District Management	(18,116)
Dues and Membership	(858)
Insurance and Bonds	(17,837)
Legal	(6,886)
Miscellaneous	(1,450)
Payroll Taxes	(77)
TOTAL OTHER REVENUES AND (EXPENDITURES)	368,634
CHANGE IN NET POSITION	399,685
BEGINNING NET POSITION	6,331,966
ENDING NET POSITION	\$ 6,731,651

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

SUPPLEMENTARY INFORMATION

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GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2021

25

ENTERPRISE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>YTD Actual / Annual Budget</u>
REVENUES				
Service Charges - Greatrock	\$ 163,723	\$ 20,141	\$ (143,582)	12.30 %
Service Charges - Rocking Horse	120,355	13,225	(107,130)	10.99 %
Service Charges - Box Elder	198,813	30,938	(167,875)	15.56 %
Service Charges - Hayesmount	25,676	2,484	(23,192)	9.67 %
Inspection Fees	2,000	515	(1,485)	25.75 %
Transfer Fees	3,000	700	(2,300)	23.33 %
Water Meters	3,000	-	(3,000)	-%
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
Late Fees / Penalties	9,000	-	(9,000)	-%
Property Taxes	957,174	416,978	(540,196)	43.56 %
Specific Ownership Taxes	67,002	12,465	(54,537)	18.60 %
Interest Income	30,000	514	(29,486)	1.71 %
Available of Service Fees	2,000	576	(1,424)	28.80 %
TOTAL REVENUES	<u>1,589,243</u>	<u>506,036</u>	<u>(1,083,207)</u>	<u>31.84 %</u>
EXPENDITURES				
Administrative	224,068	61,897	162,171	27.62 %
Operations	652,293	44,453	607,840	6.81 %
Capital	3,267,500	35,878	3,231,622	1.10 %
Debt Service	389,395	-	389,395	-%
TOTAL EXPENDITURES	<u>4,533,256</u>	<u>142,228</u>	<u>4,391,028</u>	<u>3.14 %</u>
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-%</u>
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	<u>(2,944,013)</u>	<u>363,808</u>	<u>3,307,821</u>	
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Outlay		<u>35,878</u>		
CHANGE IN NET POSITION		<u>399,686</u>		
BEGINNING NET POSITION		<u>6,331,966</u>		
ENDING NET POSITION		<u>\$ 6,731,652</u>		
Funds Available are Calculated as Follows:				
Current Assets		\$ 5,145,291		
Current Liabilities		(107,730)		
Deferred Inflows of Resources		(3,303)		
		<u>\$ 5,034,258</u>		

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

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF EXPENDITURE DETAIL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2021

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 32,000	\$ 9,367	\$ 22,633	29.27 %
Audit	9,000	53	8,947	0.59 %
County Treasurer's Fee	14,358	6,255	8,103	43.56 %
Directors' Fees	6,000	1,000	5,000	16.67 %
District Management	62,000	18,116	43,884	29.22 %
Dues and Membership	-	858	(858)	-
Insurance and Bonds	22,000	17,837	4,163	81.08 %
Legal	63,250	6,886	56,364	10.89 %
Miscellaneous	15,000	1,450	13,550	9.67 %
Payroll Taxes	460	77	383	16.74 %
Total Administrative	<u>224,068</u>	<u>61,899</u>	<u>162,169</u>	<u>27.63 %</u>
Operations				
Utilities	50,000	7,120	42,880	14.24 %
Contingency	75,000	-	75,000	-
Customer Billing	25,000	5,820	19,180	23.28 %
Distribution System Mntc	42,223	400	41,823	0.95 %
Engineering - Administration	35,350	3,574	31,776	10.11 %
Engineering - Operations	33,320	1,264	32,056	3.79 %
Equipment and Tools	5,000	-	5,000	-
Facility Maintenance & Repair	15,800	3,909	11,891	24.74 %
Generator Preventative Mntc	12,600	-	12,600	-
GIS	8,000	1,153	6,847	14.41 %
Locates	5,000	1,293	3,707	25.86 %
Meter Reading	3,000	892	2,108	29.73 %
Operator Services	64,800	11,156	53,644	17.22 %
Plant Supplies	11,500	-	11,500	-
Project Mgmt / Oper Admin	11,200	670	10,530	5.98 %
Rules and Regulations	1,500	-	1,500	-
Testing and Reporting	12,000	1,170	10,830	9.75 %
Treatment - Maintenance & Repair	44,000	-	44,000	-
Water Meters - Cap	1,000	-	1,000	-
Water Rights Dev - Eng.	32,000	3,041	28,959	9.50 %
Water Rights Dev - Legal	75,000	2,990	72,010	3.99 %
Well - Rehab & Repair	89,000	-	89,000	-
Total Operations	<u>652,293</u>	<u>44,452</u>	<u>607,841</u>	<u>6.81 %</u>
Capital				
Alluvial Well	105,000	2,046	102,954	1.95 %
Concentrate Pond	1,010,000	3,901	1,006,099	0.39 %
Reverse Osmosis Unit Upgrade	2,152,500	25,346	2,127,154	1.18 %
Meter Upgrades	-	4,585	(4,585)	-
Total Capital	<u>3,267,500</u>	<u>35,878</u>	<u>3,231,622</u>	<u>1.10 %</u>
Debt Service				
Bond Principal - 2017	75,000	-	75,000	-
Bond Principal - 2020	110,000	-	110,000	-
Bond Interest - 2017	178,643	-	178,643	-
Bond Interest - 2020	24,552	-	24,552	-
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>389,395</u>	<u>-</u>	<u>389,395</u>	<u>- %</u>
TOTAL	<u>\$ 4,533,256</u>	<u>\$ 142,229</u>	<u>\$ 4,391,027</u>	<u>3.14 %</u>

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

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 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
2021 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 \$2,000 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 2021, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2021 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
2021 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.

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This information is an integral part of the accompanying budget.

GREATROCK NORTH WATER AND SANITATION DISTRICT
DEBT MATURITY SCHEDULE

Year Ending	General Obligation Refunding and Improvement Bonds, Series 2017 Maturity December 1, 2044 Interest - 2.950% Interest Due June 1 and December 1 Principal Due December 1			General Obligation Refunding Loan Series 2020 Maturity December 1, 2030 Interest - 1.320% Interest Due June 1 and December 1 Principal Due December 1			Totals		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2021	\$ 75,000	\$ 178,643	\$ 253,643	\$ 110,000	\$ 26,004	\$ 136,004	\$ 185,000	\$ 204,647	\$ 389,647
2022	85,000	175,644	260,644	105,000	24,552	129,552	190,000	200,196	390,196
2023	-	172,244	172,244	190,000	23,166	213,166	190,000	195,410	385,410
2024	-	172,244	172,244	210,000	20,658	230,658	210,000	192,902	402,902
2025	-	172,244	172,244	215,000	17,886	232,886	215,000	190,130	405,130
2026	-	172,244	172,244	215,000	15,048	230,048	215,000	187,292	402,292
2027	-	172,244	172,244	230,000	12,210	242,210	230,000	184,454	414,454
2028	-	172,244	172,244	225,000	9,174	234,174	225,000	181,418	406,418
2029	-	172,244	172,244	230,000	6,204	236,204	230,000	178,448	408,448
2030	-	172,244	172,244	240,000	3,168	243,168	240,000	175,412	415,412
2031	240,000	172,244	412,244	-	-	-	240,000	172,244	412,244
2032	250,000	162,644	412,644	-	-	-	250,000	162,644	412,644
2033	260,000	152,644	412,644	-	-	-	260,000	152,644	412,644
2034	270,000	142,243	412,243	-	-	-	270,000	142,243	412,243
2035	280,000	131,444	411,444	-	-	-	280,000	131,444	411,444
2036	290,000	120,243	410,243	-	-	-	290,000	120,243	410,243
2037	300,000	108,644	408,644	-	-	-	300,000	108,644	408,644
2038	315,000	96,643	411,643	-	-	-	315,000	96,643	411,643
2039	320,000	84,044	404,044	-	-	-	320,000	84,044	404,044
2040	345,000	68,043	413,043	-	-	-	345,000	68,043	413,043
2041	360,000	50,794	410,794	-	-	-	360,000	50,794	410,794
2042	370,000	38,644	408,644	-	-	-	370,000	38,644	408,644
2043	385,000	26,156	411,156	-	-	-	385,000	26,156	411,156
2044	390,000	13,163	403,163	-	-	-	390,000	13,163	403,163
	<u>\$ 4,535,000</u>	<u>\$ 3,099,832</u>	<u>\$ 7,634,832</u>	<u>\$ 1,970,000</u>	<u>\$ 158,070</u>	<u>\$ 2,128,070</u>	<u>\$ 6,505,000</u>	<u>\$ 3,257,902</u>	<u>\$ 9,762,902</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
February 28, 2021
Updated as of March 24, 2021

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of February 28, 2021	\$ 64,076.85
Subsequent activities:	
03/01/21 - Deposit	1,025.23
03/01/21 - MyAssetMap ACH	(199.99)
03/02/21 - Deposit	1,370.64
03/03/21 - Deposit	1,466.17
03/04/21 - Deposit	364.01
03/04/21 - Directors' Fees	(538.25)
03/05/21 - Deposit	280.74
03/08/21 - Deposit	1,176.85
03/09/21 - Deposit	247.02
03/10/21 - Deposit	184.66
03/11/21 - Deposit	228.81
03/12/21 - Deposit	404.55
03/19/21 - Deposit	132.55
03/19/21 - Xcel ACH	(183.42)
03/22/21 - Voided Bill.com Payment	96.00
03/22/21 - Deposit	628.17
03/22/21 - Transfer from CT	50,000.00
03/22/21 - CenturyLink ACH	(264.88)
03/23/21 - Deposit	1,645.65
03/24/21 - Deposit	912.99
03/24/21 - United Power ACH	(2,928.85)
<i>Anticipated Bill.com Payables</i>	<i>(54,245.48)</i>
Anticipated balance	65,880.02
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of February 28, 2021	530,387.46
Subsequent activities:	
03/03/21 - Paymentech Fee	(30.00)
03/31/21 - Deposit (Utility Payments)	18,126.38
Anticipated balance	548,483.84
<u>ColoTrust - General</u>	
Balance as of February 28, 2021	4,075,910.71
Subsequent activities:	
03/10/21 - PTAX	410,837.50
03/05/21 - Deposit - Premier Community Dev.	7,000.00
<i>Anticipated PTAX due to Adams County Treasurer</i>	<i>(30,281.23)</i>
Anticipated balance	4,463,466.98
Grand Total	\$ 5,077,830.84

Yield information as of 02/28/21:

FirstBank Lockbox - .050%

ColoTrust - 0.0860%

**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2021**

	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	\$ 6,862.71	\$ -	\$ 5,432.44	\$ -	\$ (102.94)	\$ 12,192.21	0.72%	0.72%	\$ 14,524.30	1.16%	1.16%	
February	411,555.00	(1,439.61)	7,032.21	(158.36)	(6,151.74)	410,837.50	42.85%	43.56%	339,271.47	43.13%	44.28%	
March	-	-	-	-	-	-	0.00%	43.56%	28,158.29	3.03%	47.31%	
April	-	-	-	-	-	-	0.00%	43.56%	73,983.59	8.99%	56.31%	
May	-	-	-	-	-	-	0.00%	43.56%	33,488.80	3.71%	60.01%	
June	-	-	-	-	-	-	0.00%	43.56%	297,562.29	37.78%	97.79%	
July	-	-	-	-	-	-	0.00%	43.56%	17,539.85	1.59%	99.38%	
August	-	-	-	-	-	-	0.00%	43.56%	6,300.87	0.00%	99.38%	
September	-	-	-	-	-	-	0.00%	43.56%	5,941.93	0.00%	99.38%	
October	-	-	-	-	-	-	0.00%	43.56%	6,295.24	0.20%	99.58%	
November	-	-	-	-	-	-	0.00%	43.56%	10,277.76	0.42%	100.00%	
December	-	-	-	-	-	-	0.00%	43.56%	4,894.73	0.00%	100.00%	
	\$ 418,417.71	\$ (1,439.61)	\$ 12,464.65	\$ (158.36)	\$ (6,254.68)	\$ 423,029.71	43.56%	43.56%	\$ 838,239.12	100.00%	100.00%	

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	\$ 621,145.00	64.89%	\$ 270,592.25	43.56%
Debt Service Fund	336,029.00	35.11%	146,385.85	43.56%
	\$ 957,174.00	100.00%	\$ 416,978.10	43.56%

	30.500
	16.500
\$ 20,365,420	47.000

Specific Ownership Tax

General Fund	\$ 43,480.00	64.89%	\$ 8,088.76	18.60%
Debt Service Fund	23,522.00	35.11%	4,375.89	18.60%
	\$ 67,002.00	100.00%	\$ 12,464.65	18.60%

Treasurer's Fees

General Fund	\$ 9,317.00	64.90%	\$ 4,058.99	43.57%
Debt Service Fund	5,040.00	35.10%	2,195.69	43.57%
	\$ 14,357.00	100.00%	\$ 6,254.68	43.57%

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

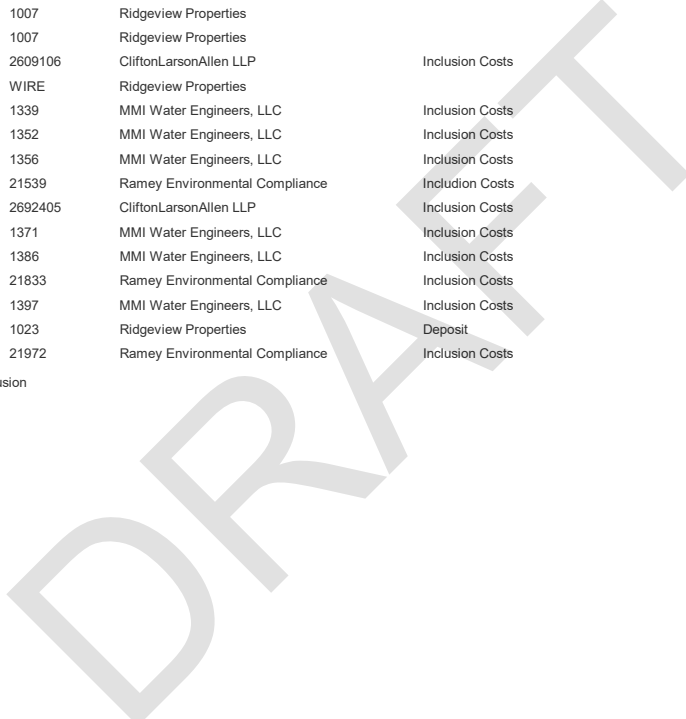
Greatrock North Water and Sanitation District
Inclusion Detail Report
As of March 25, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 - AR - Country Club Ranch #2 Inclusion							
Bill	04/30/2019	4842	White Bear Ankele Tanaka & Waldron		1,276.13	-	1,276.13
Bill	05/15/2019	44689	Bishop Brogden Associates, Inc		106.50	-	1,382.63
Deposit	05/30/2019	1456	Premier Community Homes, Ltd	Deposit	-	5,000.00	(3,617.37)
Bill	05/31/2019	5116	White Bear Ankele Tanaka & Waldron		510.45	-	(3,106.92)
Deposit	06/17/2019	1492	Premier Community Developments, LTD	Deposit	-	5,000.00	(8,106.92)
Bill	06/30/2019	5679	White Bear Ankele Tanaka & Waldron		1,531.35	-	(6,575.57)
Bill	07/01/2019	30437	Petrock & Fendel, PC		1,192.50	-	(5,383.07)
Bill	07/15/2019	45064	Bishop Brogden Associates, Inc		5,652.33	-	269.26
Bill	07/31/2019	30540	Petrock & Fendel, PC		3,327.50	-	3,596.76
Bill	07/31/2019	July 2019	Special District Management Services, Inc		210.00	-	3,806.76
Bill	07/31/2019	6052	White Bear Ankele Tanaka & Waldron		4,544.34	-	8,351.10
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	569.45	-	8,920.55
Bill	08/15/2019	45132	Bishop Brogden Associates, Inc		3,035.25	-	11,955.80
Bill	08/31/2019	30637	Petrock & Fendel, PC		742.50	-	12,698.30
Bill	08/31/2019	6488	White Bear Ankele Tanaka & Waldron		1,117.25	-	13,815.55
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	511.50	-	14,327.05
Bill	09/30/2019	6883	White Bear Ankele Tanaka & Waldron		521.73	-	14,848.78
Bill	10/15/2019	45446	Bishop Brogden Associates, Inc		2,110.50	-	16,959.28
Bill	10/31/2019	7459	White Bear Ankele Tanaka & Waldron		776.95	-	17,736.23
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	124.00	-	17,860.23
Bill	11/15/2019	45591	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,441.17	-	20,301.40
Deposit	11/25/2019	1603	Premier Community Developments, LTD	Deposit	-	18,351.10	1,950.30
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	627.81	-	2,578.11
Bill	12/31/2019	8284	White Bear Ankele Tanaka & Waldron	Country Club Ranchettes Inclusion	340.30	-	2,918.41
Bill	01/15/2020	45839	Bishop Brogden Associates, Inc	Water Rights - Country Club Ranchettes Filing #2	328.50	-	3,246.91
Bill	01/31/2020	8797	White Bear Ankele Tanaka & Waldron	Inclusion	2,586.59	-	5,833.50
Bill	01/31/2020	31141	Petrock & Fendel, PC	Country Club Ranchettes	3,450.00	-	9,283.50
Bill	02/15/2020	45963	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,808.00	-	12,091.50
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Country Club Ranch #2	1,081.27	-	13,172.77
Bill	02/28/2020	31220	Petrock & Fendel, PC	Country Club Ranchettes	1,068.50	-	14,241.27
Bill	02/29/2020	9026	White Bear Ankele Tanaka & Waldron	Inclusion	392.06	-	14,633.33
Bill	03/15/2020	46090	Bishop Brogden Associates, Inc	Country Club Ranchettes	460.50	-	15,093.83
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	241.79	-	15,335.62
Bill	03/31/2020	9578	White Bear Ankele Tanaka & Waldron	Inclusion	746.20	-	16,081.82
Bill	03/31/2020	31295	Petrock & Fendel, PC	Country Club Ranchettes	1,853.00	-	17,934.82
Deposit	04/21/2020	1914	Premier Community Developments Ltd	Deposit	-	22,000.00	(4,065.18)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	80.00	-	(3,985.18)
Bill	04/30/2020	04/30/20	White Bear Ankele Tanaka & Waldron	Inclusion	310.58	-	(3,674.60)
Bill	04/30/2020	2487606	CliftonLarsonAllen LLP	Inclusion Costs	215.00	-	(3,459.60)
Bill	07/31/2020	11472	White Bear Ankele Tanaka & Waldron	Inclusion Costs	261.38	-	(3,198.22)
Bill	07/31/2020	2583683	CliftonLarsonAllen LLP	Inclusion Costs	193.50	-	(3,004.72)
Bill	08/15/2020	46778	Bishop Brogden Associates, Inc	Inclusion Costs	307.50	-	(2,697.22)
Bill	08/31/2020	11909	White Bear Ankele Tanaka & Waldron	Inclusion Costs	945.05	-	(1,752.17)
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	129.00	-	(1,623.17)
Bill	08/31/2020	31658	Petrock & Fendel, PC	Inclusion Costs	253.00	-	(1,370.17)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	416.00	-	(954.17)
Bill	09/15/2020	46934	Bishop Brogden Associates, Inc	Inclusion Costs	3,300.00	-	2,345.83
Bill	09/30/2020	31720	Petrock & Fendel, PC	Inclusion Costs	1,482.50	-	3,828.33
Bill	09/30/2020	12375	White Bear Ankele Tanaka & Waldron	Inclusion Costs	609.88	-	4,438.21
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	731.00	-	5,169.21
Bill	10/15/2020	47018	Bishop Brogden Associates, Inc	Inclusion Costs	1,403.25	-	6,572.46
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	7,052.46
Bill	11/15/2020	47179	Bishop Brogden Associates, Inc	Inclusion Costs	2,324.25	-	9,376.71
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.00	-	9,952.71
Bill	11/30/2020	31859	Petrock & Fendel, PC	Inclusion Costs	1,610.00	-	11,562.71
Deposit	11/20/2020	1117	Premier Community Developments Ltd	Deposit	-	5,000.00	6,562.71
Deposit	11/20/2020	2275	CC Ranchettes	Deposit	-	5,000.00	1,562.71
Bill	11/30/2020	13218	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,503.68	-	3,066.39
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	814.00	-	3,880.39
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	4,360.39
Bill	12/15/2020	47322	Bishop Brogden Associates, Inc	Inclusion Costs	2,190.00	-	6,550.39
Bill	12/31/2020	13972	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	7,421.64
Bill	12/31/2021	2718232	CliftonLarsonAllen LLP	Inclusion Costs	242.00	-	7,663.64
Bill	12/31/2021	31914	Petrock & Fendel, PC	Inclusion Costs	4,035.50	-	11,699.14
Bill	01/15/2021	47450.0	Bishop Brogden Associates, Inc	Inclusion Costs	3,274.50	-	14,973.64
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	512.00	-	15,485.64
Bill	01/31/2021	2739122	CliftonLarsonAllen LLP	Inclusion Costs	198.00	-	15,683.64
Bill	01/31/2021	14178	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,905.99	-	17,589.63
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	88.00	-	17,677.63
Bill	02/28/2021	14638	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	17,764.76
Bill	02/28/2021	42233	Hayes Poznanovic	Inclusion Costs	1,344.00	-	19,108.76
Total 401255 - AR - Country Club Ranch #2 Inclusion					<u>79,459.86</u>	<u>60,351.10</u>	<u>19,108.76</u>

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of March 25, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401256 - AR - Ridgeview Estates Inclusion							
Deposit	03/21/2019	0088252775	Ridgeview Properties	Ridgeview Estates - Deposit to Prepare Letter	-	3,500.00	(3,500.00)
Bill	03/30/2019	1103	MMI Water Engineers, LLC		31.00	-	(3,469.00)
Bill	04/29/2019	1114	MMI Water Engineers, LLC		511.50	-	(2,957.50)
Bill	05/01/2019	30225	Petrock & Fendel, PC		315.00	-	(2,642.50)
Bill	05/15/2019	44772	Bishop Brogden Associates, Inc		768.50	-	(1,874.00)
Bill	06/05/2019	1129	MMI Water Engineers, LLC		31.00	-	(1,843.00)
Bill	06/15/2019	44846	Bishop Brogden Associates, Inc		1,103.25	-	(739.75)
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	775.00	-	35.25
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	297.76	-	333.01
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	201.50	-	534.51
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Ridgeview Estates	32.00	-	566.51
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	923.45	-	1,489.96
Deposit	04/15/2020	1006	Ridgeview Properties		-	2,000.00	(510.04)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	208.00	-	(302.04)
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	128.00	-	(174.04)
Bill	06/30/2020	1302	MMI Water Engineers, LLC		208.00	-	33.96
Bill	06/30/2020	10926	White Bear Ankele Tanaka & Waldron		217.81	-	251.77
Bill	06/30/2020	2550017	CliftonLarsonAllen LLP		64.50	-	316.27
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusion Costs	272.00	-	588.27
Deposit	08/21/2020	1007	Ridgeview Properties		-	3,000.00	(2,411.73)
Withdrawal	08/27/2020	1007	Ridgeview Properties		3,000.00	-	588.27
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	43.00	-	631.27
Deposit	09/02/2020	WIRE	Ridgeview Properties		-	3,000.00	(2,368.73)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	304.00	-	(2,064.73)
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	16.00	-	(2,048.73)
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.98	-	(1,471.75)
Bill	11/30/2020	21539	Ramey Environmental Compliance	Inclusion Costs	217.50	-	(1,254.25)
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,210.25)
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	1,269.95	-	59.70
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	368.78	-	428.48
Bill	01/31/2021	21833	Ramey Environmental Compliance	Inclusion Costs	682.00	-	1,110.48
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	66.00	-	1,176.48
Deposit	02/19/2021	1023	Ridgeview Properties	Deposit	-	3,000.00	(1,823.52)
Bill	02/28/2021	21972	Ramey Environmental Compliance	Inclusion Costs	975.00	-	(848.52)
Total 401256 - AR - Ridgeview Estates Inclusion					<u>13,651.48</u>	<u>14,500.00</u>	<u>(848.52)</u>



Greatrock North Water and Sanitation District
Inclusion Detail Report
As of March 25, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401258 - AR - Homestead Heights Inclusion							
Bill	03/30/2019	1104	MMI Water Engineers, LLC		263.50	-	263.50
Bill	03/30/2019	1103	MMI Water Engineers, LLC		108.50	-	372.00
Bill	04/29/2019	1114	MMI Water Engineers, LLC		294.50	-	666.50
Bill	06/05/2019	1129	MMI Water Engineers, LLC		682.00	-	1,348.50
Bill	06/30/2019	1138	MMI Water Engineers, LLC	Engineering Services April 21 - May 18, 2019	201.50	-	1,550.00
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	1,007.50	-	2,557.50
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	62.00	-	2,619.50
Bill	09/30/2019	1182	MMI Water Engineers, LLC	Engineering Services Aug & Sept 2019	170.50	-	2,790.00
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	77.50	-	2,867.50
Bill	12/16/2019	1217	MMI Water Engineers, LLC	Homestead Heights Inclusion	62.00	-	2,929.50
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	524.65	-	3,454.15
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Homestead Heights	931.43	-	4,385.58
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Homestead Heights	96.00	-	4,481.58
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Homestead Heights	496.00	-	4,977.58
Bill	06/30/2020	1302	MMI Water Engineers, LLC	Homestead Heights	1,808.00	-	6,785.58
Bill	07/31/2020	1313	MMI Water Engineers, LLC	Homestead Heights	96.00	-	6,881.58
Deposit	08/07/2020	2103839	Greatrock North WSD	Homestead Heights	-	5,000.00	1,881.58
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusions Costs	272.00	-	2,153.58
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	216.53	-	2,370.11
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	107.50	-	2,477.61
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	288.00	-	2,765.61
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	256.20	-	3,021.81
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	832.00	-	3,853.81
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	32.00	-	3,885.81
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	3,968.31
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	4,012.31
Deposit	03/05/2021	2431	Premier Community Developments Ltd	Deposit	-	7,000.00	12,108.76
Total 401258 - AR - Homestead Heights Inclusion					<u>9,012.31</u>	<u>12,000.00</u>	<u>(2,987.69)</u>

DRAFT

Resolution No. 2021-04-01

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

Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges

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

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Board of Directors of the District (the “**Board**”) is authorized to fix and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District (collectively, the “**Fees**”) to properties within and without (each property individually referred to herein as the “**Property**”) the District’s boundaries; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., until paid, the Fees shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

WHEREAS, by this Resolution (the “**Resolution**”), the District desires to amend the guidelines for the processing and collection of unpaid and/or delinquent Fees imposed by the District, together with any and all Late Fees, Interest, Penalties and Costs of Collections (each defined separately in this Resolution), (collectively, the “**Delinquent Fees and Charges**”); and

WHEREAS, notwithstanding anything in this Resolution to the contrary, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and any deviation from the guidelines shall not affect the status of the Lien (as defined below) in any way; and

WHEREAS, on December 3, 2019, the Board adopted the Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (the “**Prior Policy**”), and the Board desires to adopt this Resolution to amend and restate the Prior Policy in its entirety.

NOW, THEREFORE, the Board hereby RESOLVES:

1. **Statement of Lien Guidelines:**

a. **Perpetual Lien.** Pursuant to § 32-1-1001(1)(j)(I), C.R.S., all Delinquent Fees and Charges shall constitute a perpetual lien on and against the Property served by the District (the “**Lien**”). All such Liens shall, to the fullest extent permitted by law, have priority over all

other liens of record affecting the Property and shall run with the Property and remain in effect until paid in full. All Liens contemplated herein may be foreclosed as authorized by law at such time as the District, in its sole discretion, may determine.

i. Notwithstanding the foregoing, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and to provide additional notice to interested parties, including, but not limited to, title companies and the Property owner. In the event any or all of the guidelines set forth in this Resolution are not followed, such deviation shall not affect the status of the Lien in any way. Further, the Board may waive any guidelines set forth in this Resolution and may amend them from time to time as it deems necessary.

b. ***District's Manager Procedures.*** The District's Manager, Accountant or Billing Agent (any of which are referred to herein as the "**Manager**") is responsible for collecting Fees imposed by the District against the Property. In the event payment of Fees is delinquent, the Manager may perform the procedures listed below. The Fees are considered delinquent when they have not been paid by their corresponding due date (the "**Delinquent Account**"), which due date is, the fifth of the following month (the "Due Date"):

i. *Five (5) Calendar Days Past Due:* A delinquent payment "First Notice" may be sent to the address of the last known owner or occupant of the Property according to the Manager's records. In the event the above mailing is returned as undeliverable, the Manager may send a second copy of the First Notice to: (1) the Property; and (2) the address of the last known owner of the Property as found in the real property records of the County Assessor's Office (the "**Assessor**") for the County in which the District is located (collectively, the "**Property Address**"). Said First Notice may: (1) request prompt payment; (2) notify the Property owner that a Late Fee in the amount set forth in this Resolution have been assessed; and (3) reference the url address of the District's webpage where this Resolution is displayed, if available and requested by the Board.

ii. *Thirty (30) Calendar Days From the Postmark Date of the First Notice:* A "Second Notice" may be sent to the Property Address: (1) requesting prompt payment; (2) warning of further legal action should the Property owner fail to pay the total amount due and owing; and (3) referencing the url address of the District's webpage where this Resolution is displayed, if available. Along with the Second Notice, a copy of the most recent account ledger reflecting the total amount due and owing to the District according to the records of the Manager may also be sent.

iii. *Fifteen (15) Calendar Days from the Postmark Date of the Second Notice:* Water service to the Property may be shut off. Upon shut off of the water service, the applicable Turn Off Fee will be assessed to the Property. Should the Property owner request that the water service be turned on (after all outstanding Delinquent Fees and Charges are paid in full, including the Turn On Fee), the water service may be restored. Regardless of whether the Manager has performed the tasks outlined in Section 1(b) of this Resolution, the Manager may refer the Delinquent Account to the District's General Counsel (the "**General Counsel**"). At the time of such referral, the Manager may be requested to provide General Counsel with copies of all notices

and letters sent pursuant to Section 1(b), if any, as well as a copy of the most recent ledger for the Delinquent Account.

iv. *Ten (10) Calendar Days from the Postmark Date of the Second Notice:* Once the total amount of Delinquent Fees and Charges owing on the Property has exceeded One Hundred Twenty Dollars (\$120.00), regardless of whether the Manager has performed the tasks outlined in Section 1(b) of this Resolution, the Manager may refer the Delinquent Account to the District's General Counsel. At the time of such referral, the Manager may be requested to provide General Counsel with copies of all notices and letters sent pursuant to Section 1 (b), if any, as well as a copy of the most recent ledger for the Delinquent Account.

c. **General Counsel Procedures.** Upon referral of a Delinquent Account from the Manager, General Counsel may perform the following:

i. *Upon Referral of the Delinquent Account From the Manager:* A Demand Letter may be sent to the Property Address, notifying the Property owner that the Property has been referred to General Counsel for further collections enforcement, including but not limited to, the certification of Delinquent Fees and Charges to the County Treasurer ("**Treasurer**") for collection. The Demand Letter may include notice of the District's intention to adopt, at a public meeting held after receipt of notice by the Property owner, a resolution certifying to the Treasurer Delinquent Fees and Charges for collection pursuant to § 32-1-1101(e), C.R.S. Along with the Demand Letter, a copy of the most recent account ledger reflecting the total amount due and owing the District according to the records of the Manager may also be sent.

ii. *No Sooner than Thirty (30) Calendar Days from the Postmark Date of the Demand Letter:* A Notice of Intent to File a Statement of Lien, along with a copy of the statement of lien to be filed, may be sent to the Property Address of the Delinquent Account notifying the Property owner that a statement of lien will be recorded with the clerk and recorder of the County where the Property is located (the "**Clerk and Recorder**") within no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien.

iii. *No Sooner than Ten (10) Calendar Days from the Postmark Date of the Notice of Intent to File a Statement of Lien:* A Statement of Lien for the total amount due and owing as of the date of the Statement of Lien may be recorded against the Property with the Clerk and Recorder no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien is sent to the Property. Notwithstanding the amount due and owing reflected on the Statement of Lien, all Delinquent Fees and Charges will continue to accrue on the Delinquent Account and will run with the Property until the total amount due and owing the District is paid in full.

iv. *Certification of Fees:* General Counsel may, pursuant to § 32-1-1101(e), C.R.S. certify Delinquent Fees and Charges to the Treasurer to be collected.

d. **Foreclosure or Bankruptcy.** In circumstances where the Property is being foreclosed upon or where the owner of the Property has declared or is declaring bankruptcy and notice of such bankruptcy action has been provided to the District, the Manager may be permitted, in his or her discretion, to refer the Delinquent Account directly to General Counsel in order to

avoid unnecessary, costly and time consuming procedures. Upon referral of the Delinquent Account to General Counsel, General Counsel may, in his or her discretion, immediately file a Statement of Lien on the Property.

2. Late Fees:

a. Late Fees are assessed on the Property for failure to make timely payments of Fees. Late Fees are applied, regardless of whether the Fees are assessed on a one-time, monthly, quarterly, semi-annual, annual, or any other basis.

b. Late Fees are assessed on the Property **Five (5) calendar days from the payment due date**. Pursuant to § 29-1-1102, C.R.S., such Late Fee may be charged by either of the following two methods, whichever is greater:

i. One Late Fee of Fifteen Dollars (\$15.00) may be assessed on the Property per each assessment or installment of Fees not fully paid prior to the Fifth (5) calendar day following the payment due date; or

ii. In lieu of Section 2(b)(i) above, a Late Fee of Five Percent (5%) per month, commencing on the Fifth (5) calendar day following the payment due date, and each month thereafter, may be charged on unpaid Fees until the Late Fee equals Twenty Five Percent (25%) of all outstanding Fees.

c. Partial payment of any outstanding Delinquent Fees and Charges will not prevent the imposition of Late Fees pursuant to this Section 2.

d. Payments received will be applied to the balance due in the following order of priority: (1) Late Fees; (2) Interest; (3) Costs of Collections; (4) Legal Fees and Costs; (5) the earliest imposed and unpaid Fees; (6) any successive unpaid Fees in chronological order from the earliest unpaid Fees to the most recently imposed Fees.

e. No penalty will be assessed on the Property for a credit balance resulting from the prepayment and/or overpayment of Fees. Such credit balances will be carried forward on the account with all subsequent Fees and Delinquent Fees and Charges being deducted until such time as the credit balance is depleted. A Property carrying a credit balance may be assessed Late Fees as provided herein at such time as the credit balance is insufficient to pay the entire amount of Fees due and owing the District.

3. Interest: Interest charges accrue on all Delinquent Fees at the rate of not more than One Percent (1%) per month or fraction thereof. Interest shall not accrue and be charged on Late Fees, Interest or Costs of Collections. § 32-1-1106(d), C.R.S.

4. Penalties: May be charged on Delinquent Accounts at a rate determined by the Board and may include, but are not limited to, pro-rated costs associated with collection efforts on behalf of the District for all Delinquent Accounts combined.

5. **Costs of Collections:**

a. Include, but are not limited to, attorneys' fees and all costs, fees and charges associated with the processing and/or collection of Delinquent Fees and Charges, including the following fixed rates and hourly fees and costs:

i. *Action Fees.* The following fixed rate fees are charged to a Delinquent Account once the corresponding action has been taken by either the Manager or General Counsel:

- ◆ *Return Check Fee:* Twenty Dollars (\$20.00) per returned payment.
- ◆ *Attorney Transfer Fee:* Thirty Dollars (\$30.00) per Delinquent Account transferred from the Manager to General Counsel. This action is performed by the Manager.
- ◆ *Demand Letter Fee:* One Hundred Fifty Dollars (\$150.00) per Demand Letter sent. This action is performed by General Counsel.
- ◆ *Follow up Demand Letter Fee:* Fifty Dollars (\$50.00) per Follow up Demand Letter sent. This action is performed by General Counsel.
- ◆ *Notice of Intent to File a Statement of Lien Fee:* One Hundred Twenty Dollars (\$120.00) per Notice of Intent to File a Statement of Lien sent. This action is performed by General Counsel.
- ◆ *Lien Recording Fee:* One Hundred Fifty Dollars (\$150.00) per each lien recorded on the Property. This action is performed by General Counsel.
- ◆ *Payment Plan Fee:* Two Hundred Fifty Dollars (\$250.00) per Payment Plan prepared. This action is performed by General Counsel.
- ◆ *Default Letter Fee:* Seventy Dollars (\$70.00) per Default Letter prepared. This action is performed by General Counsel.
- ◆ *Monitoring Bankruptcy Fee:* One Hundred Dollars (\$100.00) for monitoring Chapter 7 bankruptcies. Three Hundred and Fifty Dollars (\$350.00) for monitoring Chapter 13 or Chapter 11 bankruptcies. These actions are performed by General Counsel.
- ◆ *Monitoring Public Trustee Foreclosure Fee:* Two Hundred Dollars (\$200.00) per Public Trustee Foreclosure action monitored. This action is performed by General Counsel.

- ◆ *Attorney Reminder Letter Fee:* One Hundred Dollars (\$100.00) per Reminder Letter. This action is performed by General Counsel.
- ◆ *Certificate of Status Fee:* One Hundred Dollars (\$100.00) per Status Letter prepared. This action is performed by General Counsel.
- ◆ *Foreclosure Warning Letter Fee:* One Hundred Dollars (\$100.00) per Foreclosure Warning Letter prepared. This action is performed by General Counsel.
- ◆ *Lien Release Fee:* One Hundred Fifty Dollars (\$150.00) per lien that is released. This action is performed by General Counsel. It is recommended that the Lien Release Fee be charged to the Delinquent Account at the same time as the Lien Recording Fee.

ii. *Account Certification Costs.* In accordance with § 32-1-1101(e), C.R.S., the Treasurer is authorized to charge a just and reasonable amount for certification and collection of a Delinquent Account on the District's behalf (the "**Treasurer's Collection Fee**"). The District may charge a Certification Fee in an amount equal to the anticipated Treasurer's Certification Fee may be charged to a Delinquent Account after all District collection fees and hourly attorney fees as set forth herein have been charged to the account, and before certification of the Delinquent Account to the Treasurer.

iii. *Attorney Hourly Fees and Costs.* Upon transfer of a Delinquent Account to General Counsel, all hourly attorneys' fees and costs, including, but not limited to, litigation and expert witness fees and costs, litigation guarantees, service of process and/or publications incurred by the District to collect or defend the Delinquent Fees and Charges are assessed to the Delinquent Account and become part of the perpetual Lien on the Property. All such hourly attorneys' fees and costs shall be reasonable.

iv. *Recovery of Costs of Collections.* In accordance with § 29-1-1102(8), C.R.S., nothing in this Resolution shall be construed to prohibit the District from recovering all Costs of Collections whether or not outlined above.

6. **Waiver of Late Fees, Interest and Costs of Collections:**

a. The Manager and General Counsel each have authority and discretion to waive or reduce portions of the Delinquent Account attributable to Late Fees and Interest. Such action is permitted if either the Manager or General Counsel, in its discretion, determines that such waiver or reduction will facilitate the payment of Delinquent Fees and Charges. Notwithstanding the foregoing, neither the Manager nor General Counsel shall have the authority to waive Late Fees and Interest which, in the aggregate, exceeds One Thousand Dollars (\$1,000.00). In such case, the person or entity owing in excess of One Thousand Dollars (\$1,000.00) in Late Fees and Interest combined and requesting such a waiver shall first submit a request, in writing, to the Board, and the Board may make the determination in its sole discretion.

b. Neither the Manager nor General Counsel is authorized to waive any portion of the Fees or Costs of Collections. Should the Property owner desire a waiver of such Fees and/or

Costs of Collections, s/he may submit a written request to the Board and the Board may make the determination in its sole discretion.

c. Any waiver or reduction of Late Fees or Interest granted pursuant to Sections 6(a) or (b) hereof shall not be construed as a waiver or reduction of future Late Fees and Interest, or as the promise to waive or reduce future Late Fees or Interest. Nor shall any such waiver or reduction be deemed to bind, limit, or direct the future decision making power of the Board, Manager, or General Counsel, whether related to the Property in question or other properties within the District.

7. **Payment Plans:** The Manager and General Counsel each have the authority to enter into or establish payment plans for the repayment of a Delinquent Account. Should the Manager or General Counsel elect not to enter into a payment plan with the Property owner, the Property owner may submit a written request to the Board and the Board may make the determination in its sole discretion.

8. **Certification of Account to County Treasurer:** Pursuant to § 32-1-1101(1)(e), C.R.S., the Board may elect to certify any Delinquent Fees and Charges satisfying the criteria established therein to the County Treasurer for collection with the Districts *ad valorem* property taxes. The certification process may be in addition to or in lieu of any procedures set forth in this Resolution in the Board's sole discretion. The fees for the certification process shall be in accordance with Colorado law and County Policy.

9. **Acceleration and Decelerations of Fees:** The District reserves the right to accelerate and call due an entire unpaid annual Fee on any delinquent account. Such acceleration shall result in the entire unpaid annual Fee being due to the District immediately. The District also reserves the right to decelerate any accelerated Fee.

10. **Ratification of Past Actions:** All acts, omissions, waivers and/or payment plans heretofor undertaken by the Manager or General Counsel that would otherwise have been authorized by or not required by this Resolution are hereby affirmed, ratified and made effective as of the date said acts, omissions, waivers and/or payment plans occurred.

11. **Additional Actions:** The Board directs its officers, staff and consultants to take such additional actions and execute such additional documents as are necessary to give full effect to the intention of this Resolution.

12. **Deviations:** The District may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

13. **Supersedes Prior Resolutions:** This Resolution shall supersede and replace in their entirety all prior resolutions addressing the processing and/or collection of Delinquent Fees and Charges, including the Prior Policy. To the extent that any term or provision in this Resolution conflicts with any term or provision in a previously enacted and valid resolution of the District, the term or provision in this Resolution shall prevail.

14. **Severability:** If any term, condition or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such term,

condition or provision shall not affect any other provision contained in this Resolution, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

15. **Savings Provision:** The failure to comply with the procedures set forth herein shall not affect the status of the Delinquent Fees and Charges as a perpetual Lien subject to foreclosure in accordance with law. Failure by the Manager, General Counsel or other authorized representative to take any action in accordance with the guidelines provided herein shall not invalidate subsequent efforts to collect the Delinquent Fees and Charges.

[Remainder of page intentionally left blank, signature page follows.]

ADOPTED this 6th day of April, 2021.

GREATROCK NORTH WATER AND
SANITATION DISTRICT

By: _____
Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District



**GREATROCK NORTH WATER AND SANITATION DISTRICT
ENGINEER'S REPORT
March 28, 2021**

Facility Activities

Box Elder Creek Ranch Subdivision

MMI Water Engineers continues to work with Ramey Environmental Compliance on the operation of the Box Elder Creek Ranch water treatment facility in an effort to improve upon overall water quality. The March 2021 water quality samples were collected on March 22, 2021 for analysis by Colorado Analytical Laboratories and results are pending.

Rocking Horse Farms Subdivision

Brad Simons and Mike Murphy plan to meet at the Rocking Horse Farms tank site to review yard piping and pump operations in an effort to address water pressure issues.

Greatrock North Subdivision

No activity updates to report.

Hayesmount Estates Subdivision

No activity updates to report.

Country Club Ranchettes Filing No. 1 (f.k.a. Homestead Heights Subdivision)

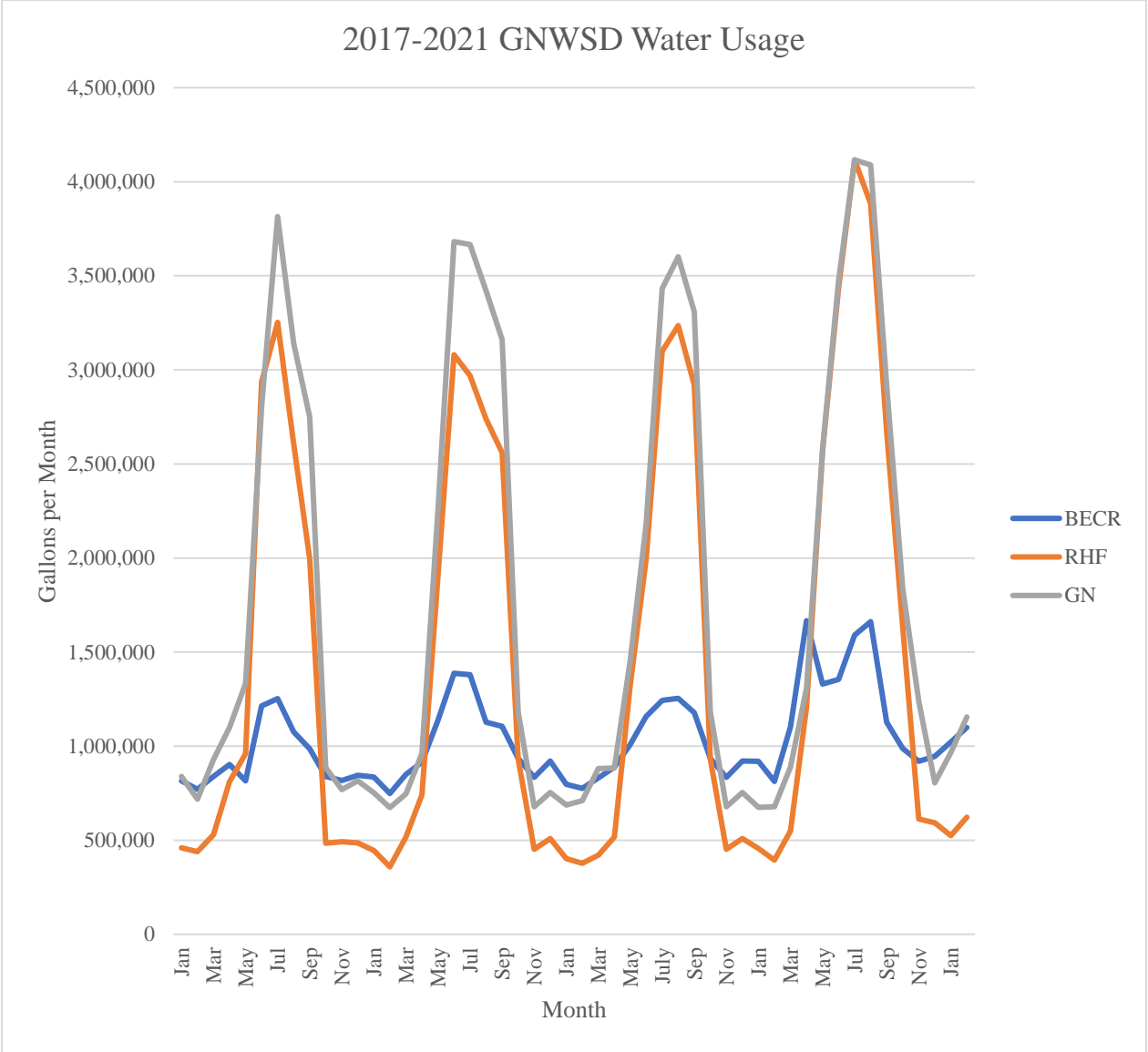
No activity updates to report.

District-wide Activities

General Water Accounting

Below is a tabulation and graph of water usage (gallons) for each month for each subdivision based upon the daily/monthly SCADA reports. **The last daily flow report was emailed on February 26, 2021. MMI Water Engineers has contacted TLECC (Dan Schuelke) regarding the status of the reporting function and its significance.**

2018, 2019, & 2020	BECR	RHF	GN
December (2018)	921,072	508,705	754,203
January (2019)	796,883	401,939	686,814
February	774,758	377,806	710,598
March	831,348	420,949	880,730
April (projected)#	888,839	516,644	883,631
May	1,007,538	1,318,466	1,450,327
June	1,158,465	1,995,163	2,181,844
July	1,244,000	3,099,940	3,432,270
August	1,254,862	3,235,914	3,601,755
<i>September (as of 09/22/19)</i>	<i>864,337</i>	<i>2,141,286</i>	<i>2,427,177</i>
<i>September (projected)</i>	<i>1,178,641</i>	<i>2,919,936</i>	<i>3,309,787</i>
October	DATA NOT AVAILABLE		
November	DATA NOT AVAILABLE		
December (2019)	DATA NOT AVAILABLE		
January (2020)	920,151	456,104	674,231
February (2020)	813,103	393,499	677,324
March (extrapolated)	1,102,947	548,954	887,770
April (2020)	1,666,738	1,205,597	1,308,247
May (2020)	1,329,794	2,567,558	2,577,018
June (2020)	1,354,490	3,436,038	3,474,282
July (2020)	1,589,929	4,116,479	4,115,786
August (2020)	1,661,503	3,883,490	4,088,931
September (2020)	1,127,211	2,670,221	2,915,935
October (2020)	987,550	1,633,776	1,838,619
November (2020)	920,123	612,126	1,238,940
December (2020)	946,004	592,328	805,340
January (2021)	1,022,287	524,704	965,628
February (through 02/20/21)	785,474	444,280	825,092
<i>February (projected)</i>	<i>1,099,663</i>	<i>621,992</i>	<i>1,155,128</i>



Water Quality Tracking

Below are tables summarizing water quality, pond levels, and electricity usage. On September 11, 2020, REC removed the reverse osmosis runtime restrictions. The March 2021 water quality samples were collected on March 22, 2021 for analysis by Colorado Analytical Laboratories and results are pending.

<u>Sample Date</u>	TDS (mg/l)			Hardness (mg/l)		
	<u>BECR</u>	<u>RHF</u>	<u>GN</u>	<u>BECR</u>	<u>RHF</u>	<u>GN</u>
March 2021	NO SAMPLE RESULTS AS OF 03/28/21					
February 22, 2021	755	635	671	278.6	224.3	242.1
January 8, 2021	541	552	549	190.1	197.5	197.4
December 9, 2020	638	619	556	198.0	211.3	202.6
November 17, 2020	608	731	696	207.5	263.1	240.5
October 27, 2020	769	594	613	285.2	186.9	199.3
September 16, 2020	731	685	656	344.0	322.1	318.6
August 19, 2020	735	731	700	335.6	328.6	332.6
July 22, 2020	709	689	684	264.8	265.3	265.9
June 29, 2020	680	703	699	303.1	293.2	294.9
May 15, 2020	660	664	670	252.3	264.4	267.6
April 15, 2020	562	530	527	207.3	197.1	203.9
March 18, 2020	474	459	461	166.8	152.6	153.4
February 26, 2020	484	485	493	160.2	158.6	171.2
January 15, 2020	435	426	464	147.0	146.9	157.2
December 13, 2019	403	358	361	128.0	109.6	115.3
November 27, 2019	432	339	395	117.1	88.7	91.3
October 16, 2019	340	452	415	79.6	129.2	117.8
September 25, 2019	495	497	485	165.5	177.9	174.9
August 14, 2019	565	520	546	213.3	195.8	194.7
July 17, 2019	464	437	513	193.2	186.3	190.6
June 5, 2019	511	557	544	132.2	173.7	154.8
May 22, 2019	665	650	645	262.3	263.3	271.7
April 24, 2019	490	451	459	170.9	141.1	149.1
March 20, 2019	437	429	419	162.0	153.2	159.2
February 28, 2019	352	404	334	112.9	136.8	110.4
January 16, 2019	657	510	590	261.9	182.4	226.2
December 5, 2018	292	318	328	62.1	66.8	66.0
November 7, 2018	283	305	290	72.0	88.6	81.0
October 11, 2018	292	347	346	90.9	128.6	121.6
September 14, 2018	434	442	444	167.1	167.4	164.6
August 31, 2018	467	481	338	173.5	168.2	138.3

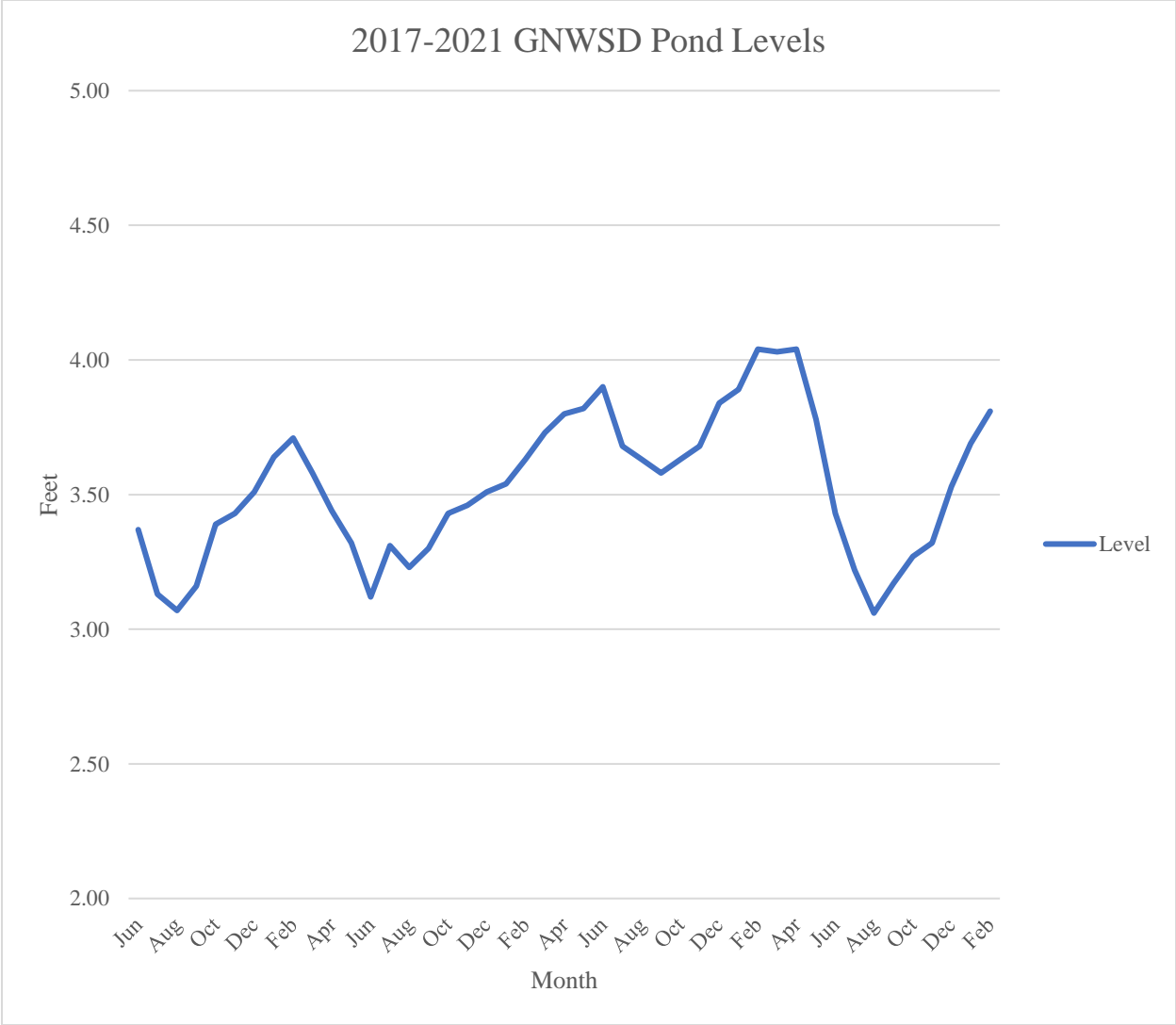
* Any projections are based upon benchtop data presented by Mike Atwood if laboratory results are unavailable.

Pond Level Management

There are approximately 110 inches of capacity available in the ponds and we will continue to monitor this data as evaporative rates and daily water usage change. **The last daily flow report was emailed on February 26, 2021. MMI Water Engineers has contacted TLECC (Dan Schuelke) regarding the status of the reporting function and its significance.**

Date	South Pond Level Reading
March 25, 2018	3.58
June 30, 2018	3.12
September 23, 2018	3.30
December 31, 2018	3.51
February 21, 2019	3.63
March 22, 2019	3.73
June 23, 2019	3.90
September 22, 2019	3.58
November 11, 2019	3.68
December 18, 2019#	3.80
January 1, 2020	3.84
January 31, 2020	3.92
February 20, 2020	4.04
March 18, 2020	4.03
April 25, 2020	4.04
May 24, 2020	3.78
June 27, 2020	3.43
July 25, 2020	3.22
August 31, 2020	3.06
September 11, 2020	3.14
September 30, 2020	3.17
October 4, 2020	3.21
October 24, 2020	3.27
November 20, 2020	3.32
December 26, 2020	3.53
January 23, 2021	3.69
February 20, 2021	3.81

Data may not be accurate since the daily reporting function had not been reliably restored.



United Power Billings

Below is tracking of the annual electrical usage and billings for five consecutive 12-month periods. Effective March of 2020, United Power began billing on calendar month cycles reflecting usage from the first to last day of the month.

12-Month Comparisons – Energy Usage (KWH)					
2016	41,650	276,080	54,440	93,880	466,050
2017	46,917	261,160	79,360	96,880	484,317
2018	49,690	236,640	120,480	97,040	503,850
2019	49,710	265,400	51,360	84,160	450,630
2020	67,377	276,240	120,320	112,400	576,337

12-Month Comparisons – Billing Amount					
2016	\$4,684.06	\$22,276.78	\$4,910.30	\$7,705.29	\$39,576.43
2017	\$5,488.99	\$21,895.19	\$7,296.10	\$8,548.16	\$43,228.44
2018	\$5,795.20	\$19,377.87	\$10,946.48	\$8,394.95	\$44,514.50
2019	\$5,789.98	\$22,400.29	\$4,790.39	\$7,515.75	\$40,496.41
2020	\$7,521.68	\$23,141.47	\$10,608.11	\$9,673.29	\$50,944.55

NOTE: United Power's energy rates changed in the billings issued on February 25, 2020.

Energy Category	2017 Rates	2018 Rates	2019 Rates	2020 Rates
C1 (Energy)	\$0.11219 / KWH	\$0.1122 / KWH	\$0.1078 / KWH	\$0.1031 / KWH
C1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD1 (On Peak)	\$0.15932 / KWH	\$0.1594 / KWH	\$0.1594 / KWH	\$0.1594 / KWH
CTD1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD2 (Off Peak)	\$0.06177 / KWH	\$0.0618 / KWH	\$0.0554 / KWH	\$0.052 / KWH

Below is tracking of the annual electrical usage and billings for six consecutive 2-month periods (2016 to 2021).

2-Month Comparisons – Energy Usage (KWH)					
2016	3,546	28,680	5,560	10,600	48,386
2017	4,587	24,200	6,440	11,320	46,547
2018	3,831	26,400	6,080	11,360	47,671
2019	4,942	21,160	3,640	10,600	40,342
2020	4,395	21,880	4,600	7,520	38,395
2021	5,789	28,360	15,980	15,720	65,849

2-Month Comparisons – Billing Amount					
2016	\$428.44	\$2,319.18	\$530.56	\$906.62	\$4,184.80
2017	\$539.98	\$2,074.34	\$600.85	\$996.96	\$4,212.13
2018	\$469.82	\$2,190.28	\$571.90	\$981.11	\$4,213.11
2019	\$598.35	\$1,871.20	\$367.04	\$937.87	\$3,774.46
2020	\$540.74	\$1,929.62	\$484.87	\$676.00	\$3,631.23
2021	\$707.90	\$2,616.30	\$1,455.92	\$1,469.62	\$6,249.74

Development Activities

Hayesmount Estates

No engineering activity.

Country Club Ranchettes, Filing 1

A pre-construction meeting for the off-site water system improvements was conducted on March 9, 2021.

On March 23, 2021, Blanco, Inc. hit a gas line in the Greatrock North subdivision north of East 162nd Avenue and west of Hayesmount Road. Juan Blanco, of Blanco, Inc. indicated the utility locates were incorrect in regard to the location of the gas line. MMI Water Engineers communicated with Ramey Environmental Compliance.

On March 26, 2021, Blanco, Inc. completed the off-site water system tie-in to the Greatrock North subdivision. MMI Water Engineers was contacted by Juan Blanco at 6:13 p.m. regarding a water pressure concern received from a resident at 16310 Great Rock Way. MMI Water Engineers communicated the same to Ramey Environmental Compliance. At 6:33 p.m., Juan Blanco indicated the resident called back and indicated the pressure had returned to normal.

Ridgeview Estates (PLT2019-00026)

Brad and Lisa were scheduled to inspect the Ridgeview Estates project on February 25, 2021, but the weather caused us to cancel the site visit. We will reschedule.

Country Club Ranchettes Filing No. 2

No activity pending the developer's analysis of additional development possibilities.

Capital Projects

Third Alluvial Well

MMI Water Engineers is working with BBA Water Consultants on easement exhibits and a plan for Alluvial Well No. 5.

Reverse Osmosis Water Treatment Facility

MMI Water Engineers will defer to Element Engineering on the status of the Reverse Osmosis Water Treatment Facility project.

Concentrate Evaporation Pond

Information regarding the third concentrate evaporation pond will be transmitted separately.

ENGINEER'S PROGRESS REPORT

Date: April 6, 2021
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

Water Treatment Plant Improvements - Design

Design of the water treatment plant is ongoing with interior and exterior piping being set both horizontally and vertically. Preliminary site and grading plans have been completed. Equipment has been laid out and situated in the building floorplan.

Progress plans were sent to MMI and Ramey Environmental on March 30th. A review meeting was held to discuss comments and gather input on the drawings from the design team on April 16th. We are currently working on updating the plans per the comments received. These updated plans will be sent to the district board and design team by the week of May 4th.

Plans and a Basis of Design Report (BDR) will be submitted to CDPHE by the end of May. During CDPHE review Element will continue to move the design forward and will be working with subconsultants on their respective areas of the design (structural, MEP, electrical, etc).

Element submitted progress plans for the district committee meeting. Changes to the site plan were discussed including removing the northern access and moving the future septic system location. Discussion on the finishing of the future office location was also discussed.

We are currently continuing to work on the design plans including comments discussed at the meeting. A new progress set will be submitted to the district prior to the June board meeting. We are on schedule for a May submittal to CDPHE. We have kicked all subconsultants off on their designs and have entered the multi-disciplinary phase of design.

Further discussion on the future office location was held at the June 2nd board meeting. There were no comments discussing moving equipment/piping, therefore we will move forward with all subconsultants on the proposed layout.

The Basis of Design Report (BDR) was submitted to CDPHE on June 1st. At the June 2nd it was discussed and agreed upon by the board that the building would include a unisex restroom and the plans would include the necessary septic system and leach field design. These will be incorporated into the documents.

Element held a design coordination meeting with subconsultants on June 28, 2020. Plans and documents have been provided to the subconsultants and they have started their design work. A coordination

meeting with the controls engineer will be held on June 23rd. A site visit with the electrical engineer was held on June 24th.

Element has submitted plans to the RO equipment manufacturer for review and comment. We have reviewed all connection points and flowrates with Marlo to verify piping location and size. Worth Hydrochem has indicated that Marlo did not bid the project to install the skids back-to-back as is the case in our design and has requested a change order of \$5,760.00 to re-orient piping on the second skid rather than providing two identical skids (non-mirrored configuration). This will need to be discussed in more detail at the upcoming committee meeting and board meeting.

Further correspondence and work with Marlo has shown that we can simply mirror the skids as initially intended without the additional piping relocation changes. This will significantly reduce the necessary change order to costs associated with drafting only. Element is awaiting the revised change order amount from Marlo and will report that amount to the board.

Design coordination meetings with designated board members are being held with the architect. The floorplan has been generally finalized. The district board met at a special meeting on July 28th where it was determined that the building would be 40'x80' and would include finished restroom, operator room, storage room, electrical room, office room, and conference room. There will not be a mezzanine included in the design which will allow for the building height to be reduced. Element has developed a change order for engineering, drafting, design, and technical specification efforts necessary to complete this work.

Element has contacted Adams County to verify the submittal requirements that will be necessary prior to obtaining a building permit. The following are required and appear to be contractor related:

- apply online at our EPermit Center for a building permit
- have a General Contractor, currently licensed in Adams County before permit application will go to the review process.
 - Sub-Contractors, currently licensed in Adams County before permit will be issued.
- have all documents listed on the Commercial Submittal Requirements uploaded to your application online (PDF Format)

As previously discussed, Adams County approvals for planning/land use were completed during the water storage tank project.

Alternative delivery methods were discussed at a committee meeting on August 14th. This included DB, CMAR, etc. Element and MMI discussed the potential of short-listing contractors and entering a modified partnership with a selected contractor after receiving competitive bids from the short list. To determine the statutory requirement necessary to short-list and retain contractors Element consulted with the district's council Jennifer Tanaka, Esq. According to feedback, Title 32 requires that the district public notice for bids on all construction contracts over \$60,000 or more. There is not a specific process required for prequalifying contractors in these instances. The district could create a short-list of contractors; however, the district would need to publicly bid the project in order to show consideration to other contractors potentially not on that short list.

Geotechnical work necessary for the ISDS design was completed on August 19th. This included excavation and materials sampling. Element met onsite with MMI on August 19th to review the yard piping design and augmentation piping/strategy.

With the general finalization of the floorplan all subconsultants are now working on construction plans. Note that the floorplan can still be modified or changed by the board, but Element wanted to get other disciplines going based on the general acceptance of the floorplan we have arrived at.

Worth and Marlo were submitted updated skid drawings allowing a back to back installation on August 14th. These drawings were accepted by Element. The updated skid drawings are being incorporated into the design by Element.

Element has followed up with LOA to determine when the next architectural review meeting will be held. LOA is drafting cross section views of rooms and generating recommendations for finishes in rooms. LOA has indicated they will be ready for a meeting in early September with the architectural committee.

Several operational alternatives were developed for SCADA design. These are being reviewed internally and will be sent to the GNWSD board, Ramey, MMI and HMI for design of the SCADA system.

SCADA and controls designs have been completed to schematic level. Per our discussion with district staff we plan to have a bid item listing HOA solutions as the SCADA/controls provider. They will provide their cost to design, install, troubleshoot and startup the districtwide (and plant specific) controls systems. The design in the plans to be bid includes dry conduit for controls to each piece of process equipment. HOA is solely responsible for the design of the controls system and is not contracted under Element Engineering.

A meeting was held with LOA, Lisa and John to discuss the architectural layout on October 27th at 4:00 PM.

95% progress plans, bid documents, and technical specifications were provided by the end of the November for all disciplines (excluding controls --- see above). This did not include the architectural changes discussed on October 27th due to time constraints to meet the end of the month deadline.

We have contacted CDPHE on the design review. We have been assured that our project is in the queue for review and will be under review soon. CDPHE may issue an RFI (request for information) that we must answer in order to achieve approval.

Because the existing onsite concentrate line is buried much shallower than originally anticipated the building drains cannot gravity drain to the concentrate line. We discussed draining floor drains to the leach field or the possibility of a sump pump with the board. The board preferred the sump pump option. A sump and sump pump has been added to the design. It is important to note that the onsite (existing) concentrate line appears to be only 4-inch in diameter.

Therefore, the existing line cannot handle off-spec permeate (permeate flow to concentrate disposal for a short period of time upon skid startup) as it is not big enough to handle the instantaneous 200 gpm flow. We have contacted Marlo and Worth to discuss this and both are in agreement that the system will have an option to turn off off-spec permeate. Off-spec permeate is not necessary for this installation as we are not treating for a primary MCL.

We have received and responded to minor questions from the CDPHE review engineer Brit Abney. This typically means the project is close to approval. Final updated plans including changes made to accommodate the building sump (discussed above) have been completed.

HOA has provided their cost to upgrade the districts controls and SCADA system as well as provide the primary PLC and controls for the water treatment plant. A scoping letter is attached to this report. The HOA cost will be included as a force account in the water treatment plant bidding documents. Please note

that the water treatment plant design by Element includes all conduit required for controls. The SCADA design and installation will be by HOA during project construction.

Element has discussed coordination of projects (brine pond and water treatment plant) with MMI. Both the water treatment plant and evaporative pond projects can proceed in parallel. As we have received only minor questions from CDPHE to date, we believe that final design approval should be provided soon. Therefore, we recommend proceeding with bidding the water treatment plant project for construction. The public advertisement and bidding process will take approximately 2 months and will allow CDPHE time to process the final approval. The bidding process includes the following tasks:

- Public advertisement for bids (published in local paper of record).
- Plans and specifications are made available to contractors.
- Pre-bid meeting
- Answer contractor questions via addenda
- Bid Opening
- Review of bids and recommendation for award provided by Element to the board.
- Notice of Award provided to contractor.

If the board wishes to proceed with bidding of the project Element will compile a bidding schedule and prepare the documents for distribution to contractors. Plans will be distributed electronically through an online distribution platform. Element will provide the district manager with a project advertisement to publish in the local paper per state statute.

The board has voted to begin the bidding process. A pre-bid meeting was held on March 25 at the project site. A pre-bid meeting attendee sheet is attached to this report. The pre-bid meeting was listed as mandatory, so only those prime contractors who attended can bid on the project. This is not the case for subcontractors.

The bid schedule is as follows:

- Pre-bid Meeting (mandatory): March 25th, 2021 @ 10:00 AM (project site)
- Bid Opening: April 16, 2021 @ 10:00 AM – Element Engineering offices (Zoom Link provided for remote attendees)

Worth Hydrochem has provided a final change order for the equipment requesting a 5% increase in cost due to an increase in material and labor cost. Originally the district awarded the contract with a 210-day contract hold date and an adder for an additional 90-days. It has been about 500 days since that contract was signed, so the hold has expired. Element believes this is a reasonable request. The total additional request is \$19,013.00. Worth has provided a change order request document summarizing the original contract price, Addendum No. 1 (change in piping) and Addendum No. 2 (increase in material and labor). This document is attached to this report.

MANDATORY PRE-BID MEETING ATTENDANCE SHEET

Water Treatment Plant Improvements
Greatrock North Water and Sanitation District
March 25, 2021 @ 10:00 AM

Project Name

Owner Name

Date

Name	Organization	Email
Greg Pfeifer	Sun Valley Contractors	greg@sv-contractors.com
Bobby Gale	Sun Valley Plumbing	bobby@sv-contractors.com
Bob Rogstad	Velocity Constructors	rrogstad@velocityci.com
Kevin Bulta	Cummins	Kevin.bulta@cummins.com
Dustin Foss	Stanek Constructors	estimating@stanekconstructors.com
Katie Varnadoe	GSE Construction	estimating@gseconstruction.com
Blake Evans	Moltz Construction	blake@moltzconstruction.com
Mark Shreffler	Interstates	Mark.shreffler@interstates.com
JC Giggy	Eckstine Electric	jarmeyg@eckstinelectric.com
Ron Hallquist	HPM	Ron.hallquist@hpmcontracting.com

Bryan Dalrymple	REC	Bryand@recinc.net
Josh Graver	Dans Custom Construction	dan@danscustom.com
Curt Graves	Moltz Construction	curtis@moltzconstruction.com
Bryan Geha	Moltz Construction	bryan.geha@moltzconstruction.com
Mike Mastalka	Glacier Construction	mmastalka@gcci.com
Tyler Spurlin	Weifield Group	tspurlin@weifieldgroup.com

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www.worthok.com



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Setting the standard in Service

March 26, 2021

Element Engineering

12687 W. Cedar Drive, Suite 300
Lakewood, CO 80228

Attention: Nick Marcotte, P.E.
nmarcotte@elementengineering.net

Customer Reference:	Greatrock North Reverse Osmosis Membrane System (ROMS) Project		
Worth OK Reference:	8326	Worth OK Quote:	8326CO0326

Thank you for the opportunity to work with Element Engineering and the Greatrock North Water and Sanitation District. As a follow-up to our conversations and emails, Worth Hydrochem of Oklahoma (WH₂OK) would like to submit this proposed Change Order No. 8326CO02, in accordance with the following:

ITEM	QTY	CONTRACT DESCRIPTION AND SCOPE
01	1	Original Contract for Reverse Osmosis Membrane System (ROMS) for Greatrock North Water and Sanitation District, Hudson, CO CONTRACT AWARD dated 11.14.2019 per scope detailed in Exhibit A of referenced contract
		ORIGINAL CONTRACT PRICE: \$ 380,254.00
02	1	Contract FIRST ADDENDUM for Change Order # 8326CO01. ADDENDUM for Change Order #8326CO01 per submittal letter on 10.14.20 for the following: <ul style="list-style-type: none"> ▪ Change RO Skid designs from identical, separate skids to a pair of "Bookend" skids. ▪ Change cartridge filter feed line from 4" to 6" for increased raw feed water flow. ▪ Increase blend line from 2" to 4", including valving sizes, for increased flow. ▪ Increase skid size to allow adequate L/D runs for the size increases. ▪ RO Skids piping and sensor changes required by design changes.
		CHANGE ORDER 8326CO01 PRICE: \$ 4,680.00
03	1	Contract SECOND ADDENDUM (requested) for Change Order # 8326CO02. ADDENDUM for Change Order #8326CO02 per this submittal letter for the following: <ul style="list-style-type: none"> ▪ Additional Price for extending the Contract Validity for over 240 days beyond the original validity of 210 days. ▪ Marlo has increased its RO pricing by 5% to and Worth Hydrochem has implemented an increase in its hourly service technician rate the since the 210-day validity period.
		CHANGE ORDER 8326CO02 PRICE: \$ 19,013.00
		NEW TOTAL CONTRACT PRICE: \$ 403,947.00

(CONTINUED NEXT PAGE)



Setting the standard in Service

WH2OK PROJECT NO. 8326	
Project:	Greatrock North ROMS
Customer:	Element Engineering / Greatrock North
Location:	Hudson, CO
Submitted:	3/2621
Project Manager:	Earl Young

Thank you again for this opportunity. We trust the information provided in this Change Order # 8326CO02 request meets your requirements. If you have any questions or if we can further support your efforts, please let us know.

If this Change Order # 8326CO02 request is accepted as presented, please sign below and return to WH₂OK:

Accepted: _____

Date: _____

Best regards,

Mike Girdner

Worth Hydrochem of Oklahoma, Inc

Email: mgirdner@worthok.com

CC: Earl Young



Greatrock North Water & Sewer District

ORC Report

April 6, 2021

Alluvial Wells

Alluvial Well 1 meter certification has been completed and submitted to CDPHE with no issues found with the flow meter at this time. Alluvial Well 1 is currently not use due to questions from CDPHE involving a bypass line, that is currently not in use, but could allow water to bypass the flow meter. REC is proposing the valves be removed and blind flanges be installed on both Alluvial Well 1 and Alluvial Well 2 flow meter bypass lines.

Country Club Ranchettes

The tie in to the Greatrock North distribution system was completed March 26, 2021 after clear water testing and pressure testing was completed with no issues at this time. The tie for Rocking Horse Farms distribution system is scheduled for week of March 29, 2021

Box Elder WTP Expansion

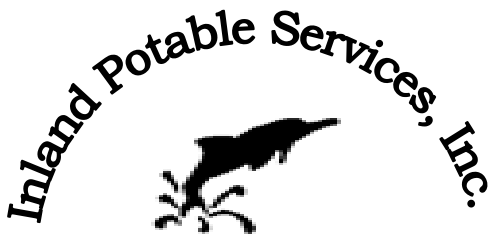
Pre-construction meeting was held on March 25th, 2021 at the Box Elder WTP site. Approximately 25 contractors in attendance for the pre-construction meeting and site tour.

COWARN

GRWSD is now an active member of COWARN with REC serving as the primary contact. Other contacts included District Manager, District Engineer, and Board Member. Online access is set up so any board member can access the account if need be.

Cyber Security

REC and TLECC working on ways to improve cyber security in the immediate future after discussions during previous board meeting. TLECC has reviewed the current cyber security and is drafting a proposal to increase security measures.



Business Address:
 16297 E. Crestline Lane
 Centennial, Colorado 80015
 Phone: 303-400-4220
 Toll Free: 1-844-372-2956
 Fax: 303-400-4215

Email: larry@inlandpotableservices.com

Great Rock North Water & Sanitation District
 141 Union Blvd., Suite 150
 Lakewood, CO 80228

Phone: (303) 987-0835

Date: 2/26/2021

Fax:

Diving Services for Potable Water Tanks/Reservoirs

Tanks	Tank Description	Additional Information	Scope of Work To Include
1	300KG, Rocking Horse Farms tank, on-grade, steel welded, 80ft diameter, 8ft high	All discharge water will be de-chlorinated upon request.	1. Removal of up to three (3) inches of sediment of a normal consistency from the floor of each tank. 2. Visual inspection of the interior and exterior of each tank.
1	250KG, Great Rock tank, partial-buried, concrete, 60ft diameter, 12ft deep		
1	500KG, BECR North tank, on-grade, steel welded, glass lined, 64.4ft diameter, 20.5ft high	All discharge water and sediment will be released onto the ground in the direction specified by the on-site District representative.	3. Written report with photos for each tank. 4. A video recording of each dive. 5. Completion of the Colorado tank inspection form for each tank.
1	500KG, BECR South tank, on-grade, steel welded, 61ft diameter, 23ft high		
		Proposal Total	\$5,500.00
Proposals signed and returned to Inland Potable Services are valid for one year from date of acceptance.			

Payment terms: 1% Ten Days, Net 30 Days. 1.5% interest per month will be charged on all accounts past 30 days.

This contract is based on a total price which includes time and mobilization to and from the project site, set-up and breakdown of equipment, preparation for dive and diving services. Diving services will include sediment removal up to 3 inches from the floor, a video inspection and written report for your records (still photos included). During the initial dive sediment depths will be measured by the diver and documented on video.

If removal of sediment of an abnormal consistency (clay, calcium, rocks, pebbles, mud, etc.), additional sediment removal (over 3 inches from the floor), wall cleaning and/or epoxy repairs are requested and approved by the designated on-site representative, these services will be performed at the rate of \$369.00 per hour.

Inland Potable Services, Inc. will provide all personnel and equipment necessary to provide diving services in the above referenced tanks. We will provide your utility with a written report as well as a narrated color video for the services performed. The tanks will be inspected according to American Water Works Association (AWWA), NACE, SSPC, ASNT, ACI and AWS standards.

- All divers employed by Inland Potable Services are certified Commercial Divers.
- Inland Potable Services is fully bondable and insured.
- All equipment entering the tanks will be disinfected with a minimum of 200ppm Chlorine.
- Schedule dates are tentative and are subject to change.
- If Inland Potable Services dive team is required to stop working or is delayed working due to unforeseen circumstances or any reasons beyond our control (i.e. no utility personnel onsite, inability to access designated work site, low water level, etc.) a down-time charge of \$369.00 per hour will be charged.
- Inland Potable Services makes every attempt to obtain complete information from customers prior to the presentation of bids concerning fees required for municipal licenses, registration fees, Sales Tax or Use Taxes in your area. These items are identified on your contract. In the event that additional fees are discovered or charged, after the bid has been submitted, these charges will be added to the stated contract amount when billed.

Larry Lester, Regional Account Manager

Date: February 26, 2021

Important Information

Water Level - Please be advised, and understand, the water level within the BECR tank must be within ten (10) feet or less of the hatch opening prior to the dive team's arrival. If the air gap is more than ten feet a fee of **\$369.00** per hour will be charged until the water reaches the appropriate level. The water levels in the 250KG and 300KG tanks should be at the overflow mark.

Fuel Surcharge - Effective January 1, 2018 a fuel surcharge of \$25.00 per day will be added to this contract, if the price of diesel fuel exceeds \$4.00 per gallon on the date of the contract completion.

Completion Date – With acceptance this work will be completed at a mutually acceptable date within one year. If money budgeted for this work must be used by a specific date, please show that date on this line and every attempt will be made to meet the given date: _____

To accept, please sign and date proposal. Please fax both pages to 303-400-4215 or scan and send to larry@inlandpotableservices.com

Printed Name and Title

Date

Signature