

GREATROCK NORTH WATER AND SANITATION DISTRICT

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

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 7, 2021
TIME: 4:30 P.M.
LOCATION: This meeting will be held via teleconferencing and can be joined through the directions below:

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

- To attend via Microsoft Teams videoconference use the below link – https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjVkyTFkYzAtMmE3ZC00YzEzLTg3ZTMtNDA4Zjk3MzU2YzIx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2262885ec9-7d59-4b05-a57e-3bbd03bc38b1%22%7d
- Or by calling 1-720-547-5281 & entering **Phone Conference ID:** 126 072 829#

<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
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

- I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002)
 - A. Present Disclosures of Potential Conflicts of Interest.

Greatrock North Water and Sanitation District
September 7, 2021 Agenda

- 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 August 3, 2021 special meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending August 27, 2021 in the amount of \$58,548.15 (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 July 31, 2021 and Inclusion Summary (enclosure – 008).
-

III. FINANCIAL MATTERS

- A. Review and consider acceptance of the 2020 Audit and authorize execution of representations letter (to be distributed)
-

IV. ENGINEER'S REPORT (enclosure - 009)

- A. Capital Projects Update
-

1. Third Alluvial Well
-

2. Evaporation Pond
-

- a. Status of condemnation efforts
-

3. Reverse Osmosis Treatment Facility
-

Greatrock North Water and Sanitation District
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V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 010).

- A. Review letter from Ramey Environmental Compliance, Inc. effective as of December 31, 2021 (enclosure – 011)
-

VI. LEGAL MATTERS

VII. OTHER MATTERS

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

- B. Status of Hayesmount Estates.
-

- C. Status of Ridgeview Estates.
-

1. Review correspondence from Mr. Moore requesting release of lien on property (enclosure - 012).
-

- D. Review and consider approval of resident request for waiver of water fees related to first 10,000 gallons of water used to establish sod (enclosure - 013).
-

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

IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, October 5, 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 Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p>
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</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>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> <p>4/12/21: Jay Skolnick emails a conceptual lot plan for Sierra Vista Ranchettes totaling 25 lots, but some lots are on property to be retained by District</p> <p>4/16/21: Brad Simons requests grading plan for conceptual lot plan</p> <p>4/22/21: Jay Skolnick emails and indicates Matrix Design made an error and is revising conceptual lot plan.</p> <p>5/4/2021: BOD considers request to restrict irrigated area to 1,000 square feet. BOD denies request. Chris to inform Jay.</p> <p>05/17/2021: Jay’s engineer presents an alternative concentrate line alignment based upon revised platting concept. Brad’s requests conceptual grading for the alternative alignment.</p> <p>6/7/2021: Lisa reports property owner is withdrawing his petition for inclusion.</p> <p>7/16/21: A pre-construction meeting was held. Construction observation will be performed by Element Engineering.</p> <p>8/23/21: Construction is ongoing with Element being onsite and completing construction progress reports. These reports are being forwarded to Lisa Johnson to be sent to Jay.</p> <p>8/23/21: Adams County inspector notified Jay and his engineer that the fire hydrants were designed too close to the roadway section and may need to be moved.</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 action items lists.</p> <p>1/7/2021: Met yesterday with Blanco regarding tie in at tank</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>site.</p> <p>1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants.</p> <p>2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required.</p> <p>5/4/2021: onsite water improvements in process and project is almost complete.</p> <p>7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21.</p> <p>8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer’s engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated.</p>
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Brad Chris	N/A	2		X				<p>1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard.</p> <p>2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs.</p> <p>4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl</p> <p>4/9/21: Jay indicates easements should be on title work.</p> <p>8/6/21: A meeting was held at Element offices to discuss the third alluvial well. Element is to generate a cost estimate to</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
										connect sites 3 and 4 to the existing raw water lines.
Evaporation Pond Matters	1/1/19	Brad	N/A	1		X				<p>1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks, Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a proposal.</p> <p>7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick.</p> <p>7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing.</p> <p>8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay's engineer for CCR Filing 2.</p>
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

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>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. 4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021. 5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021. 7/6/2021: Nick to prepare major PUD amendment and process through Adams County 7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after. 8/5/21: PUD Application submitted to Adams County. 8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p>
SCADA/Telemetry Control Upgrade	2/19/19	Brad Mike Brian	N/A	1		X				<p>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. 4/15/2021: TLECC has completed preliminary review of cyber security. TLECC to provide estimate for a cyber security audit.</p>
Badger Meter Radio Read Upgrades	10/2/18	Lisa	N/A	1		X				<p>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.</p>
Rocking Horse Farms Water Meter Upgrade	6/7/21	Lisa	N/A			X				<p>6/7/21: Lisa to bill the fee for meter reading services to customers in Rocking Horse Farms who have not replaced</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
										their meters.
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Brad Mike Nick	N/A	1		X				<p>Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting.</p> <p>5/1/18: Brad reviewed issue with Board. Brad to collect more data and continue to monitor.</p> <p>10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond.</p> <p>3/25/20: Brad emailed REC for updated water quality reports.</p> <p>3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond.</p> <p>1/7/2021: Brad to work with Mike.</p> <p>05/23/2021: Brad to review most recent well, permeate, and pond water quality results in relation to RO WTP performance concerns.</p> <p>6/7/21: Lisa is working to obtain from MMI a summary of work completed. Nick is interested in in continuing relationship with expanded role. Nick to prepare a proposal and timeline to provide engineering services to complete project.</p>
Water Pressure Issues	11/6/18	Mike Brad Bryan	N/A						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>

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>4/19/2021: Staff to meet with Director Wyckoff to troubleshoot pressure issues at his home. John postpones meeting due to weather forecast</p> <p>5/4/2021: John reported that he met with Brad and Mike and they are doing some additional testing to determine what may be causing pressure issues and TDS issues.</p> <p>5/6/21: REC onsite at John’s house to investigate pressure issues and inspect water meter. Pressure increased by 10 psi after water meter was removed, inspected, and placed back in service.</p> <p>6/7/2021: John met with Bryan to troubleshoot water pressure issues at his home. Bryan removed, inspected, and reinstalled water meter which corrected the water pressure issue.</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> <p>8/19/21: TLECC onsite to research feasibility of getting historical well level readings to be provided to BBA.</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>
BECR Curb Stop Exercising	5/5/2020	Mike	N/A	2		X				<p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/5/2021: About half done with project. Making note of problem areas to circle back to.</p>
Water Quality Issues	9/1/2020	Mike Brad	N/A	2		X				<p>Brad and Mike to look into issues with water quality.</p> <p>9/10/2020: RO runtime increased to maximum run time to treat as much water as possible.</p> <p>9/11/2020: REC removes RO runtime restrictions in an effort to reduce TDS and hardness in potable water.</p>

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

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>11/10/20: Adjusted RO operation to further increase run times.</p> <p>12/15/2020: Discussed water quality matters during 4th quarter operations meeting. Bryan to assess operating scenarios and report back on RO operations.</p> <p>1/6/2021: Brad and Brian met at RO WTP to review process piping.</p> <p>4/9/2021: Mike to investigate issues from operations perspective and will report back.</p> <p>4/28/2021: REC performed extended CIP(clean in place) procedure on RO system to attempt to improve performance.</p> <p>5/5/2021: Additional samples collected on RO water to see if performance had improved. Results show little to no change in RO performance.</p> <p>6/7/21: Mike to schedule meeting with Earl at Worth Hydrochem to inspect membranes to try to determine why TDs are high. Mike will solicit a proposal if needed.</p> <p>6/28/21: Worth Hydrochem completed membrane replacement on RO skid as well as made repairs to RO skid controller.</p>
SCADA Operations	12/14/2020	Mike	N/A	2		X				<p>12/14/20: TLECC onsite working on additional alarm programming for remote alarm system and troubleshooting daily flow report.</p> <p>4/19/2021: Staff continues to work on re-establishing daily SCADA reports transmission.</p> <p>4/23/2021: Reports are being generated again, but there are still discrepancies in the data being generated. REC continuing to work with TLECC to get the data generated correctly.</p> <p>05/23/2021: Brad contacts Dan Schueleke (TLECC) again about reports and data accuracy.</p> <p>6/7/21: Mike reports that SCADA system is making random call-outs and he can't log-in remotely to the system. Working with TLECC to troubleshoot.</p> <p>6/14/21: Remote log-in issues less frequent REC continuing to troubleshoot with TLECC</p> <p>6//22/21: Phone line replaced by Century Link. Replacing phone line has greatly improved internet and auto dialer reliability.</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
										7/20/21: REC noticing pump rotation at GRN is not functioning properly. TLECC scheduled to be onsite 7/27/21 to troubleshoot. 7/28/21: TLECC completed programming adjustments to GRN pump station pump rotation program. Pump rotation and system performance improved dramatically
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				Mike to obtain pricing for replacement of generator. 4/12/2021: Generator Source onsite to gather information for RHF generator replacement.
Google Search	2/2/2021	Krista	N/A	3		X				Research Google Search engine to update District address and contact information.
Flow Meter Installation at Bypass Piling – Alluvial Well No. 1 and 2	5/4/2021	Mike	N/A	1		X				5/4/2021: BOD approved REC proposal. Mike to schedule work 5/5/2021: Parts ordered by REC and work to be scheduled as soon as they arrive.
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.
Renewable Water Rights	5/4/2021	Chris	N/A			X				Chris presented options for acquisition of renewable water rights. BOD directed Chris to continue discussions with all options presented.
FINANCIAL MATTERS										
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.

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
										02/15/2021: Information was relayed to residents in their February bill. 4/19/2021: Information was also included in March billing. 5/4/2021: Lisa reported that several customers have contacted UB to request payment arrangements. 7/1/21: Water shutoffs resumed. Delinquent accounts shut off on 7/1/21 and all paid in full by 7/2/21.
2020 Audit	7/6/2021	Joyce				X				7/6/2021: Board approved audit extension request. Joyce to file with the State.
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. 6/7/21: Terminate ICA with MMI Water Engineers and draft ICA with Element Engineering for General Engineering Services.
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.
2021 Legislative Session	6/7/21	Jennifer	N/A						X	6/7/21: Jennifer provided an update on 2021 legislation related to metro districts. Plan to provide Board with summary memo of relevant changes after session ends.



Date: August 31, 2021

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

From: Lisa A. Johnson, District Manager

Re: September 7, 2021 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the August 3, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending August 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 July 31, 2021 and inclusion summaries.

I recommend approval of the consent agenda items.

III.A. 2020 Audit

The District Accountant will present the draft audit to the Board at the meeting.

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.

VII.C.1. Lien Release Request

Mr. Moore, the Developer of Ridgeview Estates has submitted an email to the Board respectfully requesting the District release the lien on his property which was placed to ensure the collection of the system development fees. Attorney Tanaka and I will discuss this matter with the Board in more detail at the meeting.

VII.D. Resident Request to Waive Water Fees

Ms. Sherry Greer recently contacted me regarding a request to waive the first 10,000 gallons of water used in order for her to establish new sod. She recalls this was a policy when she moved into her home several years ago.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic will review the July resume and will notify me if he finds any cases he recommends the District oppose.

Update on other District Related Matters and/or Committee Meetings

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

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD AUGUST 3, 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, August 3, 2021 at 4:30 P.M. 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
Brian K. Rogers
Dave Lozano
Jeffrey Polliard

Also in attendance were:

Lisa A. Johnson and Rebecca Gianarkis; CliftonLarsonAllen LLP (“CLA”)
Jennifer Gruber Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte and Rachel Lee; Element Engineering, LLC

Public in attendance for Reverse Osmosis Water Treatment Facility Project
Public Meeting were:

Gary Persichetti; 16561 Timber Cove Street
John Wright; 16531 Timber Cove Street
Bob Hines; 16410 Rayburn Street
Barry and Tina Foushee; 16401 Timber Cove Street

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. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Rogers, Lozano and Polliard each confirmed that they had no 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 a 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: 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 July 6, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending July 23, 2021 in the amount of \$48,099.99.
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 June 30, 2021 and Inclusion Summary.

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

FINANCIAL MATTERS

None.

ENGINEER'S REPORT

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

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new updates to report.

Evaporation Pond:

Status of Condemnation Efforts: Ms. Johnson provided an update on the condemnation effort to date. Director Wyckoff asked that Mr. Marcotte confirm that the new requested alignment from the property owner does align properly with the current easements in place in Box Elder Creek Ranch.

Reverse Osmosis Treatment Facility: Mr. Marcotte presented an update on the Reverse Osmosis Treatment Facility project to date.

Conduct Public Meeting Regarding Major Planned Unit Development Amendment Required by Adams County: The public meeting was moved to the end of the regular meeting.

RECORD OF PROCEEDINGS

OPERATIONS / MAINTENANCE MATTERS

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

LEGAL MATTERS

Resolution No. 2021-08-01: Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Designating the Location of Meetings of the Board of Directors: Attorney Tanaka presented the Resolution to the Board. Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the board adopted Resolution No. 2021-08-01, Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Designating the Location of Meetings of the Board of Directors, as presented.

OTHER BUSINESS

Status of Homestead Heights/Country Club Ranchettes #1: An update was included in the Engineer's Report.

Status of Hayesmount Estates: No new updates to report.

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

COMMUNITY COMMENTS

None.

PUBLIC MEETING ON PUD AMENDMENT

Conduct Public Meeting Regarding Major Planned Unit Development Amendment Required by Adams County: Mr. Marcotte began the public meeting at 5:31 p.m. Attendance was taken and noted. A copy of the minutes of the public meeting are attached hereto and incorporated herein by this reference.

Mr. Marcotte presented the purpose of the Project and provided a summary of the description of the Project. He also presented rendering drawings of the building, etc. Mr. Marcotte then opened the meeting to questions from the participants.

Mr. Hines asked what the District is planning to do with the remaining buildings. He also inquired if the building was going to look more like a house rather than a large storage shed. Mr. Marcotte responded to his questions. Mr. Hines also asked if some additional screening with trees can be added along Rayburn.

Mr. Persichetti inquired whether an additional water storage tank will be installed. Mr. Marcotte responded to his question.

Mrs. Foushee inquired if the improvements will be an additional cost to the residents and if the new treatment system will help with the water hardness issue. Mr. Marcotte and Ms. Johnson responded to her questions.

RECORD OF PROCEEDINGS

No additional questions were received. Mr. Marcotte thanked the public for attending the meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the meeting was adjourned at 5:54 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
 July Claims
 August 27, 2021

Vendor	Invoice #	Date	Amount
*CenturyLink	7191112907JUL21	7/31/2021	\$ 265.10
*MyAssetMap	E5F5CDB-0042	7/31/2021	199.99
*United Power Inc	12341500JUL21	7/31/2021	1,316.74
*United Power Inc	2893502JUL21	7/31/2021	1,441.35
*United Power Inc	6666302JUL21	7/31/2021	1,623.92
*United Power Inc	7891601JUL21	7/31/2021	4,215.51
*Xcel Energy	5336053542JUL21	7/31/2021	44.54
*Xcel Energy	5398600067JUL21	7/31/2021	44.54
		Auto Pay	<u>\$ 9,151.69</u>
Adams County Development Department	P6TC16VMM	8/11/2021	\$ 2,562.95
Alderman Bernstein	16976	7/31/2021	75.00
Bishop Brogden Associates, Inc	48239	7/15/2021	2,934.75
CDPHE	FGD20210010	8/2/2021	220.00
CliftonLarsonAllen LLP	2968283	7/31/2021	1,417.05
CliftonLarsonAllen LLP	2968267	7/31/2021	3,444.17
CliftonLarsonAllen LLP	2969902	7/31/2021	5,862.15
Diversified Underground	24171	7/31/2021	530.00
Element Engineering, LLC	0002C-03	7/31/2021	887.50
Element Engineering, LLC	0003-02	7/31/2021	2,910.00
Element Engineering, LLC	0001A-02	7/31/2021	4,815.00
Element Engineering, LLC	0005-02	7/31/2021	7,340.00
Elite Industries, Inc.	7295	7/31/2021	931.30
Hayes Poznanovic Korver LLC	43079	7/31/2021	360.00
Pest Predator	2273	7/30/2021	240.00
Ramey Enviromental Compliance, Inc	22640	7/30/2021	514.33
Ramey Enviromental Compliance, Inc	22647	7/29/2021	1,000.00
Ramey Enviromental Compliance, Inc	22646	7/30/2021	1,000.00
Ramey Enviromental Compliance, Inc	22610	7/31/2021	1,000.00
Ramey Enviromental Compliance, Inc	22604	7/31/2021	6,175.26
Timber Line Electric & Control Corporatio	5817	8/5/2021	696.50
Timber Line Electric & Control Corporatio	21136	7/26/2021	795.00
Treatment Technology	184341	5/25/2021	774.20
United Site Services, Inc	114-12276783	8/11/2021	210.24
White & Jankowski LLP	17577	7/31/2021	116.00
White Bear Ankele Tanaka & Waldron	17134	7/31/2021	2,585.06
		Bill.com	<u>\$ 49,396.46</u>
Grand Total			<u><u>\$ 58,548.15</u></u>



Greatrock North Water & Sewer District Monthly Activities Report July 15, 2021 to August 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.

7/15/21(0.83hrs) Routine site visit, regular rounds and daily activities completed. Aerator was removed from brine pond for power cord replacement. A new cord was spliced into the aerator and normal operations resumed.

7/16/2021(2.5hrs) Routine site visit, regular rounds and daily activities completed. Cleaned chlorine injection quill to clear the debris in the line.

7/19/2021(1.75hrs) Routine site visit, regular rounds and daily activities completed. Weekly conductivity and pH samples were analyzed onsite at all three pump houses.

7/21/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed. Bac-T samples were collected at designated sample sites and delivered to the lab.

7/21/2021(0.5hrs) Attempted to locate meter pit on 16375 Queensview Street. New landscaping looks to be covering the meter pit. Contractor was given general direction to where the meter is located.

7/23/2021(1.83hrs) Routine site visit, regular rounds and daily activities completed. Cleaned chlorine injection quill to clear the debris in the line. Added 30 gallons of chlorine to day tank. ESD onsite to perform preventative maintenance on booster pumps at all tank sites.

7/26/2021(1.5hrs) Routine site visit, regular rounds and daily activities completed.

7/27/2021(2.4hrs) Routine site visit, regular rounds and daily activities completed. Timber Line Electric & Control Corporation onsite to troubleshoot the GRN booster pump rotations. It was found there were

conflicting statements inside the rotation logic that prevented the pumps from running properly. New logic was written into the pump controls to resolve the issue.

7/28/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed. Cleaned chlorine injection quill to clear the debris in the line. Added 30 gallons of chlorine to day tank. Completed housekeeping on RHF pump house.

7/30/2021(1.5hrs) Routine site visit, regular rounds and daily activities completed. Added 25 gallons to chlorine day tank.

7/30/2021(4.42hrs) Aerator in the brine pond tripped again, ESD onsite to diagnose the problem. A new outlet was wired in on the power side of the aerator. The shaft was scraped clean of all scale and the aerator put back into service.

8/2/2021(1.5hrs) Routine site visit, regular rounds and daily activities completed.

8/4/2021(2.17hrs) Routine site visit, regular rounds and daily activities completed.

8/6/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed.

8/9/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed. ESD onsite to troubleshoot RHF tank fill valve. It was found that the PLC was not sending a command signal to open or close the valve, TLECC contacted to assist in troubleshooting.

8/10/2021(1.5hrs) Routine site visit, regular rounds and daily activities completed. Completed high chlorine testing at Country Club Ranchettes and passed.

8/11/21(2.0hrs) Routine site visit, regular rounds and daily activities completed. Adjusted RHF tank fill valve.

8/11/21(1.0hrs) Completed and passed pressure test on new water line for Country Club Ranchettes.

8/11/2021(3.33hrs) Meter re-reads and zero flow audits completed.

8/12/2021(1.25hrs) Completed and passed pressure test on new water line for Country Club Ranchettes. Water quality samples taken at all three booster stations as well as RO permeate.

8/13/2021(3.0hrs) Routine site visit, regular rounds and daily activities completed. Monitored tank fill at RHF.

July 15th 2021 – August 14th 2021

RO Run Time	31.4 Hours
RO Concentrate Flow: 1 Pond (South)	56,154 Gallons

Sampled Date: August 12th, 2021

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	713	96.8	17.96	315.5
RHF	617	79.8	15.01	261
GRN	639	83.7	15.34	272.2

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (µSeimens)	Hour Meter
7/16/21	0	0	0	0	250.73
7/19/21	108	30	78.60	14.23	255.46
7/21/21	111	30	77.80	13.78	258.78
7/23/21	0	0	0	0	262.26
7/28/21	108	30	78.10	14.08	4.18
7/30/21	107	30	78	15.4	7.56
8/2/21	0	0	0	0	11.31
8/4/21	109	30	77.9	14.30	19.95
8/6/21	106	30	77.6	14.30	17.99
8/9/21	0	0	0	0	21.09
8/11/21	0	0	0	0	25.14
8/13/21	139	30	77.80	13.99	29.04

Installed From: 07/12/21 To: 08/12/21

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
JULY 31, 2021

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
JULY 31, 2021

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 42,531
First Bank - Lockbox	668,929
Colotrust	4,709,094
Accounts Receivable - Customers	37,189
Accounts Receivable - Certified with County	4,286
Receivable from County Treasurer	8,677
Account Receivable - Other	10,625
AR - Inclusions	(3,742)
Total Current Assets	5,477,589
CAPITAL ASSETS	
Water Distribution System	9,624,580
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	796,769
Accumulated Depreciation	(3,532,006)
Net Capital Assets	8,116,680
OTHER ASSETS	
Prepaid Bond Insurance, Net	19,358
Deferred Loss on Refunding	18,879
Other Assets	38,237
TOTAL ASSETS	\$ 13,632,506
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 55,819
Deposit - Refundable Water Meter	850
Accrued Interest Payable	20,225
Bond Series 2017 - Current portion	75,000
Loan Series 2020 - Current Portion	110,000
Total Current Liabilities	261,894
LONG - TERM LIABILITIES	
Loan - Series 2020	1,860,000
GO Bonds - Series 2017	4,460,000
Bond Premium, Net	252,468
Total Long-Term Liabilities	6,572,468
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	3,080
Deferred Gain on Refunding	10,807
Total Deferred Inflows of Resources	13,887
NET POSITION	
Net Position	6,784,257
Total Net Position	6,784,257
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 13,632,506

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 SEVEN MONTHS ENDED JULY 31, 2021

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 79,081
Service Charges - Rocking Horse	59,528
Service Charges - Box Elder	111,158
Service Charges - Hayesmount	12,634
Inspection Fees	515
Transfer Fees	2,975
Utility Penalties	(217)
Box Elder - Water Lease Irrigation	7,500
TOTAL OPERATING REVENUES	273,174
OPERATING EXPENSES:	
Utilities	31,810
Customer Billing	21,601
Distribution System Mntc	400
Engineering - Administration	16,753
Engineering - Operations	4,105
Facility Maintenance & Repair	17,918
Generator Preventative Mntc	3,633
GIS	2,199
Locates	3,916
Maintenance & Repair - Box Elder	1,373
Meter Reading	4,638
Operator Services	42,655
Plant Supplies	3,916
Project Mgmt / Oper Admin	670
Testing and Reporting	5,053
Treatment - Maintenance & Repair	8,950
Water Meters - Cap	713
Water Rights Dev - Eng.	15,845
Water Rights Dev - Legal	4,842
TOTAL OPERATING EXPENSES	190,990
NET INCOME (LOSS)	82,184
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	938,761
Specific Ownership Taxes	44,037
Interest Income	1,797
Available of Service Fees	2,015
Accounting	(26,701)
Audit	(656)
County Treasurer's Fee	(13,998)
Directors' Fees	(3,700)
District Management	(55,650)
Dues and Membership	(1,228)
Insurance and Bonds	(17,837)
Legal	(19,588)
Miscellaneous	(4,843)

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 SEVEN MONTHS ENDED JULY 31, 2021**

ENTERPRISE FUND

Payroll Taxes	(283)
Bond Interest - 2017	(89,322)
Loan Interest - 2020	<u>(16,173)</u>
TOTAL OTHER REVENUES AND (EXPENDITURES)	<u>736,631</u>
 CHANGE IN NET POSITION	 <u>818,815</u>
 BEGINNING NET POSITION	 <u>5,965,442</u>
 ENDING NET POSITION	 <u><u>\$ 6,784,257</u></u>

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE SEVEN MONTHS ENDED JULY 31, 2021

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 163,723	\$ 79,081	\$ (84,642)	48.30 %
Service Charges - Rocking Horse	120,355	59,528	(60,827)	49.46 %
Service Charges - Box Elder	198,813	111,158	(87,655)	55.91 %
Service Charges - Hayesmount	25,676	12,634	(13,042)	49.21 %
Inspection Fees	2,000	515	(1,485)	25.75 %
Transfer Fees	3,000	2,975	(25)	99.17 %
Utility Penalties	-	(217)	(217)	-%
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	938,761	(18,413)	98.08 %
Specific Ownership Taxes	67,002	44,037	(22,965)	65.72 %
Interest Income	30,000	1,797	(28,203)	5.99 %
Available of Service Fees	2,000	2,015	15	100.75 %
TOTAL REVENUES	1,589,243	1,259,784	(329,459)	79.27 %
EXPENDITURES				
Administrative	224,068	144,484	79,584	64.48 %
Operations	652,293	190,992	461,301	29.28 %
Capital	3,267,500	97,014	3,170,486	2.97 %
Debt Service	389,395	105,495	283,900	27.09 %
TOTAL EXPENDITURES	4,533,256	537,985	3,995,271	11.87 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-%
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	(2,944,013)	721,799	3,665,812	
BEGINNING FUNDS AVAILABLE				
		4,678,897		
ENDING FUNDS AVAILABLE				
		\$ 5,400,696		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		8,116,680		
Debt Obligation, Net		(6,733,119)		
ENDING NET POSITION		\$ 6,784,257		

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 SEVEN MONTHS ENDED JULY 31, 2021

31

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 32,000	\$ 26,701	\$ 5,299	83.44 %
Audit	9,000	656	8,344	7.29 %
County Treasurer's Fee	14,358	13,998	360	97.49 %
Directors' Fees	6,000	3,700	2,300	61.67 %
District Management	62,000	55,650	6,350	89.76 %
Dues and Membership	-	1,228	(1,228)	-
Insurance and Bonds	22,000	17,837	4,163	81.08 %
Legal	63,250	19,588	43,662	30.97 %
Miscellaneous	15,000	4,843	10,157	32.29 %
Payroll Taxes	460	283	177	61.52 %
Total Administrative	<u>224,068</u>	<u>144,484</u>	<u>79,584</u>	<u>64.48 %</u>
Operations				
Utilities	50,000	31,810	18,190	63.62 %
Contingency	75,000	-	75,000	-
Customer Billing	25,000	21,601	3,399	86.40 %
Distribution System Mntc	42,223	400	41,823	0.95 %
Engineering - Administration	35,350	16,753	18,597	47.39 %
Engineering - Operations	33,320	4,105	29,215	12.32 %
Equipment and Tools	5,000	-	5,000	-
Facility Maintenance & Repair	15,800	17,918	(2,118)	113.41 %
Generator Preventative Mntc	12,600	3,633	8,967	28.83 %
GIS	8,000	2,199	5,801	27.49 %
Locates	5,000	3,916	1,084	78.32 %
Maintenance & Repair - Box Elder	-	1,373	(1,373)	-
Meter Reading	3,000	4,638	(1,638)	154.60 %
Operator Services	64,800	42,655	22,145	65.83 %
Plant Supplies	11,500	3,916	7,584	34.05 %
Project Mgmt / Oper Admin	11,200	670	10,530	5.98 %
Rules and Regulations	1,500	-	1,500	-
Testing and Reporting	12,000	5,053	6,947	42.11 %
Treatment - Maintenance & Repair	44,000	8,950	35,050	20.34 %
Water Meters - Cap	1,000	713	287	71.30 %
Water Rights Dev - Eng.	32,000	15,845	16,155	49.52 %
Water Rights Dev - Legal	75,000	4,842	70,158	6.46 %
Well - Rehab & Repair	89,000	-	89,000	-
Total Operations	<u>652,293</u>	<u>190,990</u>	<u>461,303</u>	<u>29.28 %</u>
Capital				
Alluvial Well	105,000	2,129	102,871	2.03 %
Concentrate Pond	1,010,000	22,453	987,547	2.22 %
Reverse Osmosis Unit Upgrade	2,152,500	67,305	2,085,195	3.13 %
Meter Upgrades	-	5,127	(5,127)	-
Total Capital	<u>3,267,500</u>	<u>97,014</u>	<u>3,170,486</u>	<u>2.97 %</u>
Debt Service				
Bond Principal - 2017	75,000	-	75,000	-
Bond Principal - 2020	110,000	-	110,000	-
Bond Interest - 2017	178,643	89,322	89,321	50.00 %
Loan Interest - 2020	24,552	16,173	8,379	65.87 %
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>389,395</u>	<u>105,495</u>	<u>283,900</u>	<u>27.09 %</u>
TOTAL	<u>\$ 4,533,256</u>	<u>\$ 537,983</u>	<u>\$ 3,995,273</u>	<u>11.87 %</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.

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
July 31, 2021
Updated as of August 27, 2021

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of July 31, 2021	\$ 42,531.06
Subsequent activities:	
08/02/21 - Deposit	979.76
08/03/21 - Deposit	794.59
08/04/21 - Deposit	739.91
08/05/21 - Deposit	546.33
08/05/21 - Directors' Fees	(538.25)
08/06/21 - Deposit	1,832.22
08/09/21 - Deposit	230.00
08/11/21 - Deposit	877.88
08/12/21 - Deposit	52.50
08/13/21 - Deposit	187.03
08/13/21 - Adams County - Payment Fee	(2.95)
08/13/21 - Adams County - Permit Fee	(2,560.00)
08/16/21 - Xcel ACH	(89.08)
08/19/21 - Transfer from CT	50,000.00
08/20/21 - Deposit	3,751.78
08/20/21 - CenturyLink ACH	(278.92)
08/23/21 - Bill.com Payables	(50,192.74)
08/24/21 - Deposit	3,110.57
08/25/21 - Deposit	1,334.90
08/25/21 - United Power ACH	(8,597.52)
<i>Anticipated balance</i>	44,709.07
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of July 31, 2021	668,928.66
Subsequent activities:	
08/03/21 - Paymentech Fee	(30.00)
08/19/21 - PNP Fees	(596.29)
08/31/21 - Deposit (Utility Payments) - August	38,720.70
<i>Anticipated balance</i>	707,023.07
<u>ColoTrust - General</u>	
Balance as of July 31, 2021	4,709,093.70
Subsequent activities:	
08/10/21 - PTAX - July	8,677.27
08/13/21 - Deposit - CC Ranchettes	5,625.00
08/19/21 - Transfer to 1st Bank	(50,000.00)
08/20/21 - Deposit - CC Ranchettes	5,000.00
<i>Anticipated balance</i>	4,678,395.97
<i>Grand Total</i>	\$ 5,430,128.11
<u>Yield information as of 07/31/21:</u>	
FirstBank Lockbox - .05%	
ColoTrust - 0.0327%	

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**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	\$ 5,823.96	\$ 5,432.44	\$ -	\$ (102.94)	\$ 18,016.17	1.33%	1.33%	\$ 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%	44.17%	339,271.47	43.13%	44.28%	
March	31,506.69	-	6,089.79	33.85	(473.11)	37,157.22	3.29%	47.46%	28,158.29	3.03%	47.31%	
April	32,491.80	-	7,533.78	22.32	(487.71)	39,560.19	3.39%	50.86%	73,983.59	8.99%	56.31%	
May	89,718.46	-	6,586.41	62.52	(1,346.71)	95,020.68	9.37%	60.23%	33,488.80	3.71%	60.01%	
June	359,373.77	-	5,509.88	144.73	(5,392.79)	359,635.59	37.55%	97.78%	297,562.29	37.78%	97.79%	
July	2,868.20	-	5,852.09	-	(43.02)	8,677.27	0.30%	98.08%	17,539.85	1.59%	99.38%	
August	-	-	-	-	-	-	0.00%	98.08%	6,300.87	0.00%	99.38%	
September	-	-	-	-	-	-	0.00%	98.08%	5,941.93	0.00%	99.38%	
October	-	-	-	-	-	-	0.00%	98.08%	6,295.24	0.20%	99.58%	
November	-	-	-	-	-	-	0.00%	98.08%	10,277.76	0.42%	100.00%	
December	-	-	-	-	-	-	0.00%	98.08%	4,894.73	0.00%	100.00%	
	\$ 934,376.63	\$ 4,384.35	\$ 44,036.60	\$ 105.06	\$ (13,998.02)	\$ 968,904.62	98.08%	98.08%	\$ 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%	\$ 609,196.12	98.08%
Debt Service Fund	336,029.00	35.11%	329,564.86	98.08%
	\$ 957,174.00	100.00%	\$ 938,760.98	98.08%

	30.500
	16.500
\$ 20,365,420	47.000

Specific Ownership Tax

General Fund	\$ 43,480.00	64.89%	\$ 28,576.93	65.72%
Debt Service Fund	23,522.00	35.11%	15,459.67	65.72%
	\$ 67,002.00	100.00%	\$ 44,036.60	65.72%

Treasurer's Fees

General Fund	\$ 9,317.00	64.90%	\$ 9,084.04	97.50%
Debt Service Fund	5,040.00	35.10%	4,913.98	97.50%
	\$ 14,357.00	100.00%	\$ 13,998.02	97.50%

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of August 27, 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
Bill	03/31/2021	42389	Hayes Poznanovic	Inclusion Costs	552.00	-	19,660.76
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	154.00	-	19,814.76
Bill	04/15/2021	47869	Bishop Brogden Associates, Inc	Inclusion Costs	1,332.00	-	21,146.76
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	21,229.26
Bill	04/30/2021	15855	White Bear Ankele Tanaka & Waldron	Inclusion Costs	348.50	-	21,577.76
Bill	04/30/2021	22215	Ramey Environmental Compliance	Inclusion Costs	361.00	-	21,938.76
Bill	04/30/2021	2863725	CliftonLarsonAllen LLP	Inclusion Costs	286.00	-	22,224.76
Bill	05/04/2021	42389	Hayes Poznanovic	Inclusion Costs	360.00	-	22,584.76
Bill	05/15/2021	48025	Bishop Brogden Associates, Inc	Inclusion Costs	610.50	-	23,195.26
Deposit	05/21/2021	1141	CC Ranchettes	Deposit	-	24,814.76	(1,619.50)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	(1,532.37)
Bill	05/31/2021	42711	Hayes Poznanovic	Inclusion Costs	72.00	-	(1,460.37)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	22.00	-	(1,438.37)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	231.00	-	(1,207.37)
Deposit	08/13/2021	1154	CC Ranchettes	Deposit	-	5,625.00	(6,832.37)
Deposit	08/18/2021	1157	CC Ranchettes	Deposit	-	5,000.00	(11,832.37)
					83,958.49	95,790.86	(11,832.37)

Total 401255 - AR - Country Club Ranch #2 Inclusion

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 August 27, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401256 - AR - Ridgeview Estates Inclusion							
Deposit	03/21/2019	0088252775	Ridgeview Properties	Ridgeview Estates - Deposit to Prepare Letter	-	3,500.00	(3,500.00)
Bill	03/30/2019	1103	MMI Water Engineers, LLC		31.00	-	(3,469.00)
Bill	04/29/2019	1114	MMI Water Engineers, LLC		511.50	-	(2,957.50)
Bill	05/01/2019	30225	Petrock & Fendel, PC		315.00	-	(2,642.50)
Bill	05/15/2019	44772	Bishop Brogden Associates, Inc		768.50	-	(1,874.00)
Bill	06/05/2019	1129	MMI Water Engineers, LLC		31.00	-	(1,843.00)
Bill	06/15/2019	44846	Bishop Brogden Associates, Inc		1,103.25	-	(739.75)
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	775.00	-	35.25
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	297.76	-	333.01
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	201.50	-	534.51
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Ridgeview Estates	32.00	-	566.51
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	923.45	-	1,489.96
Deposit	04/15/2020	1006	Ridgeview Properties		-	2,000.00	(510.04)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	208.00	-	(302.04)
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	128.00	-	(174.04)
Bill	06/30/2020	1302	MMI Water Engineers, LLC		208.00	-	33.96
Bill	06/30/2020	10926	White Bear Ankele Tanaka & Waldron		217.81	-	251.77
Bill	06/30/2020	2550017	CliftonLarsonAllen LLP		64.50	-	316.27
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusion Costs	272.00	-	588.27
Deposit	08/21/2020	1007	Ridgeview Properties		-	3,000.00	(2,411.73)
Withdrawal	08/27/2020	1007	Ridgeview Properties		3,000.00	-	588.27
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	43.00	-	631.27
Deposit	09/02/2020	WIRE	Ridgeview Properties		-	3,000.00	(2,368.73)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	304.00	-	(2,064.73)
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	16.00	-	(2,048.73)
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.98	-	(1,471.75)
Bill	11/30/2020	21539	Ramey Environmental Compliance	Inclusion Costs	217.50	-	(1,254.25)
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,210.25)
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	1,269.95	-	59.70
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	368.78	-	428.48
Bill	01/31/2021	21833	Ramey Environmental Compliance	Inclusion Costs	682.00	-	1,110.48
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	66.00	-	1,176.48
Deposit	02/19/2021	1023	Ridgeview Properties	Deposit	-	3,000.00	(1,823.52)
Bill	02/28/2021	21972	Ramey Environmental Compliance	Inclusion Costs	975.00	-	(848.52)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	33.00	-	(815.52)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	341.40	-	(474.12)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	75.34	-	(398.78)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(354.78)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	99.00	-	(255.78)
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	110.00	-	(145.78)
Total 401256 - AR - Ridgeview Estates Inclusion					<u>14,354.22</u>	<u>14,500.00</u>	<u>(145.78)</u>

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

Greatrock North Water and Sanitation District
Inclusion Detail Report
As of August 27, 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	Inclusion Costs	272.00	-	2,153.58
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	216.53	-	2,370.11
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	107.50	-	2,477.61
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	288.00	-	2,765.61
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	256.20	-	3,021.81
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	832.00	-	3,853.81
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	32.00	-	3,885.81
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	3,968.31
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	4,012.31
Deposit	03/05/2021	2431	Premier Community Developments Ltd	Deposit	-	7,000.00	(2,987.69)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	851.80	-	(2,135.89)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	110.00	-	(2,025.89)
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	132.00	-	(1,893.89)
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	293.68	-	(1,600.21)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,556.21)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	132.00	-	(1,424.21)
Bill	06/30/2021	0005-01	Element Engineering, LLC	Inclusion Costs	2,100.00	-	675.79
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	719.79
Bill	07/31/2021	0005-02	Element Engineering, LLC	Inclusion Costs	7,340.00	-	8,059.79
Bill	07/31/2021	2969902	CliftonLarsonAllen LLP	Inclusion Costs	176.00	-	8,235.79
Total 401258 - AR - Homestead Heights Inclusion					20,235.79	12,000.00	8,235.79

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.

ENGINEER'S PROGRESS REPORT

Date: September 7, 2021
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

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

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

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

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

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

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

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

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

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

2. Concentration Evaporation Pond

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

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

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

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

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

3. Third Alluvial Well

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

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

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

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

GENERAL ENGINEERING – ADMINISTRATION

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

1. Box Elder Creek Ranch Subdivision

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

No work this period.

2. Rocking Horse Farms Subdivision

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

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

No work this period.

3. Greatrock North Subdivision

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

No work this period.

4. Hayesmount Estates Subdivision

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

No work this period.

GENERAL ENGINEERING – OPERATIONS

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

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$).

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

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

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

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

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

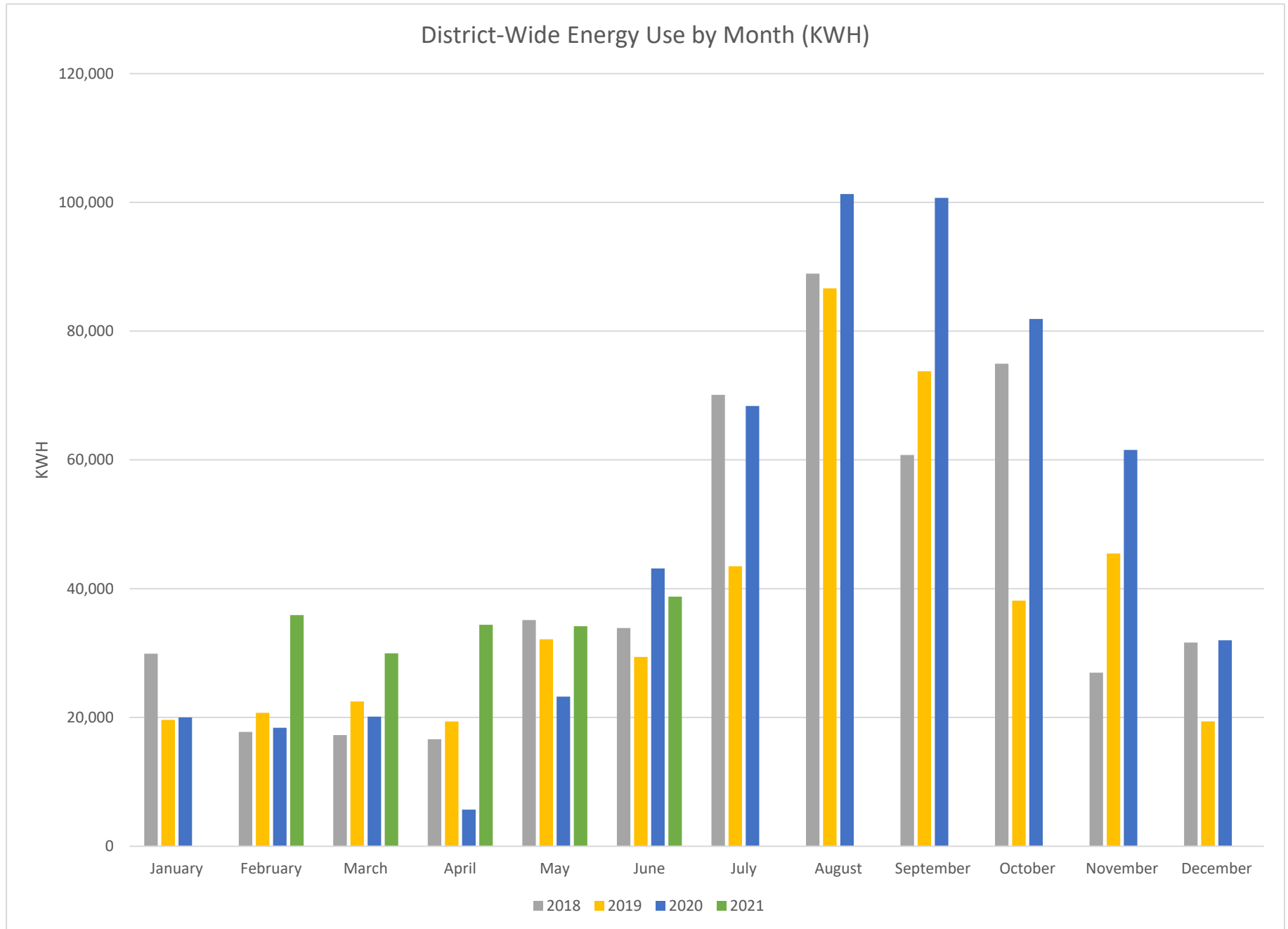
2. Country Club Ranchettes Filing No. 2

No work this period.

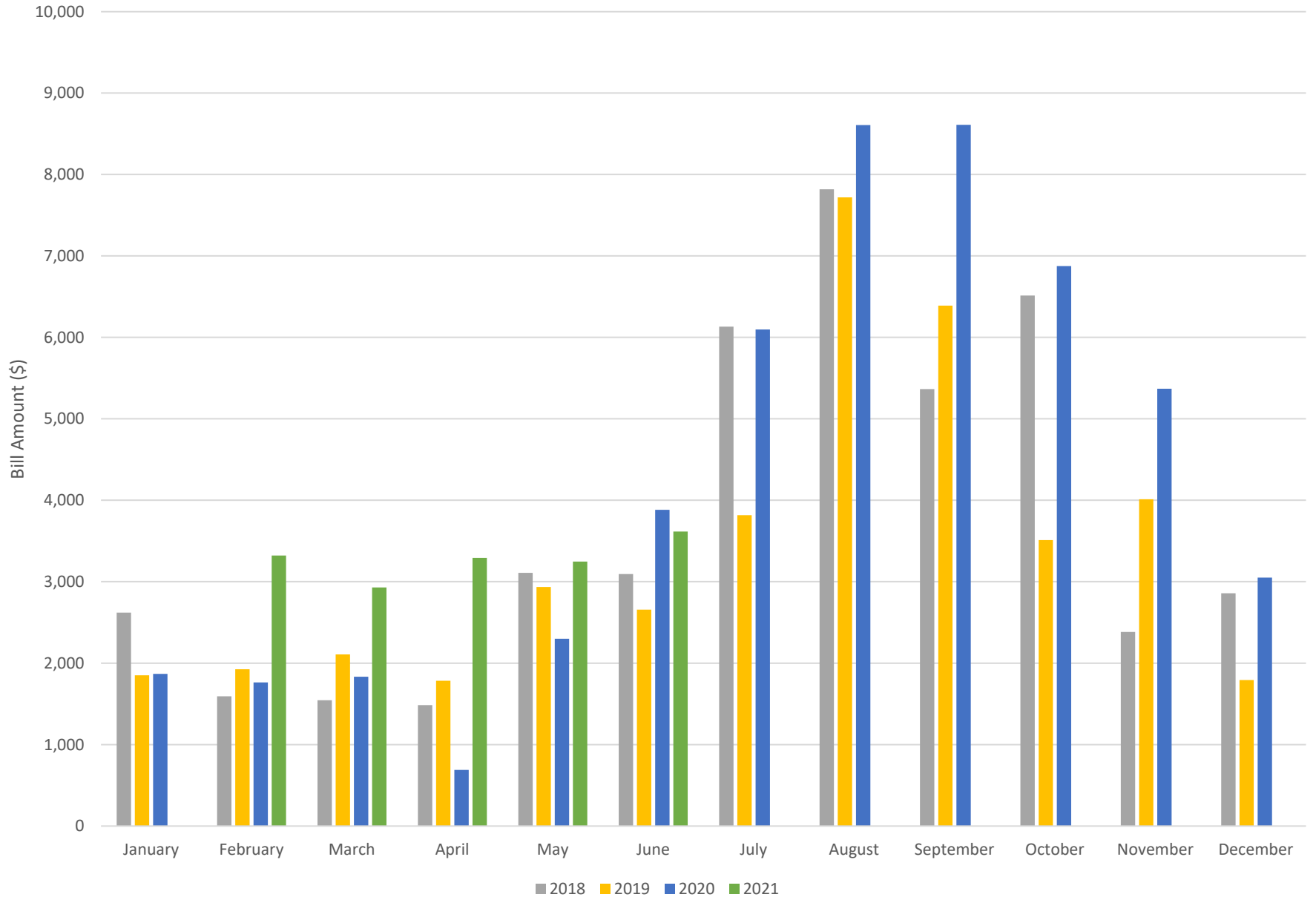
3. Ridgeview Estates

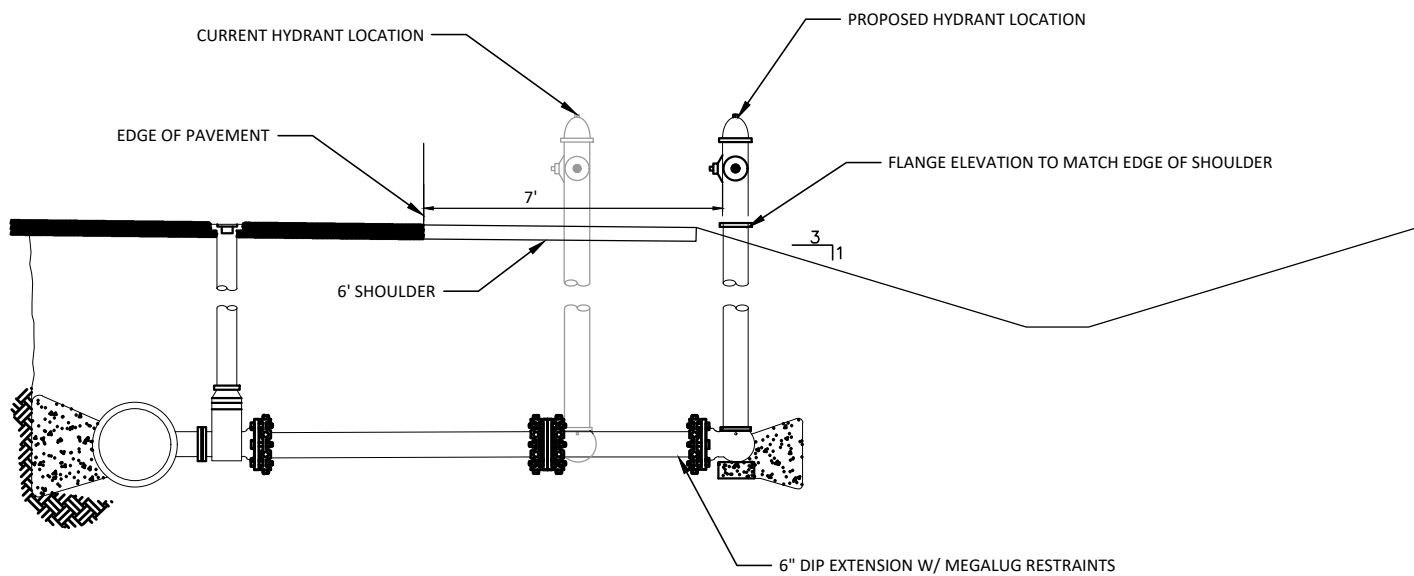
Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be held, and a punch list generated. Upon completion of the punch list items (if any) initial acceptance will be recommended.

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



District-Wide Electrical Billing by Month (\$)





FIRE HYDRANT RELOCATION DETAIL
N.T.S.



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

COUNTRY CLUB RANCHETTES	
ADAMS COUNTY, CO	
FIRE HYDRANT RELOCATION	
PROJ. MGR.: <u>JAR</u>	SHEET
DRAWN BY: <u>JAR</u>	1 OF 1
DATE: <u>8/27/21</u>	PCHACCO01
SCALE: <u>NTS</u>	



Greatrock North Water & Sewer District

ORC Report

September 7, 2021

SCADA Control Issues

The Great Rock North Pump Station is currently experiencing issues with proper pump rotation. Presently there have not been any major issues caused by the improper rotation however there is concern that it could cause a low-pressure situation if it is not resolved. Several local integrators were contacted to diagnosis the issue however none have the software needed to program the PLC's that are currently in use. TLECC will be onsite on 7/27/21 to diagnosis the pump station control issues at the Greatrock North Pump station.

Update – TLECC completed adjustments to GRN pump station rotation program on 7/27/2021. Since completion there have longer been any issues with the pump station rotation program.

Water Pressure Issues

REC received notification of on-going low water pressure issues at 16230 Greatrock Way. Currently there are no issues with the pressure control at the pump station. The water meter pit and meter were inspected with no issues found at this time. Pressure loggers were launched on the resident's home and nearby fire hydrant to log pressures for 7-days. REC will provide an update once the pressure loggers are retrieved.

Rocking Horse Farms Tank Fill Valve

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

Additional Services

Pressure testing, high chlorine, and clearwater testing completed on new water line for Country Club Ranchettes. All test passed with no issues identified at this time.



Ramey Environmental Compliance, Inc.
Management and Operation Solutions for
Water and Wastewater Treatment
303-833-5505

PO Box 99, Firestone, Colorado 80520
email: contact.us@RECinc.net
www.RECinc.net

Dear Valued Client

At Ramey Environmental Compliance, Inc. it is our utmost goal to be competitive with our pricing to keep your operating costs down while providing the highest level of service.

We are letting you know that due to the unanticipated inflation that a increase in our rates is necessary. This inflation is caused by a rise in labor costs well as manufacturing, transportation, materials, and insurance.

Effective December 31, 2021. Ramey Environmental will adjust our pricing for services. The percent of change will be based on the Consumer Price Index (CPI) for the mid-year June 2021 of 5.0 % + 1% increase to the fuel surcharge already included in the base agreement pricing.

This increase allows us to retain a qualified labor force, address manufacturing, transportation, and material increases. These challenges for Ramey Environmental Compliance are like the global supply and logistics challenges many industries are facing today and into the near future.

While we continue to closely monitor these challenges, our constant goal is to deliver highest quality of services quickly and efficiently. As a partner, we will always continue to work together to ensure that your water is safe and reliable for our communities.

Thank you for your continued trust in Ramey Environmental in servicing your Water & Wastewater needs.

Respectfully

R. Wayne Ramey & Linda Ramey
Ramey Environmental Compliance, Inc.

From: David E. Moore <demoorepe@allianceengineer.com>

Sent: Monday, August 9, 2021 4:55 PM

To: Johnson, Lisa <Lisa.Johnson@claconnect.com>; Chad Ochsner <ochad@homesincolorado.com>; Chuck Ochsner <Chuck.Ochsner@homesincolorado.com>; Patrick Domagall <psdomagall@comcast.net>; Jennifer Sheldon <jennifer.sheldon@remax.net>; Juliet Wright <juliet@julietwright.com>

Subject: Re: [External] Liens against Ridgeview Estates for SDF's

Lisa,

This email is written to respectfully request that the GRNWSD remove the lien against the Ridgeview Estates property for each SDF for reasons listed below.

In order to sell the lot to a custom lot owner we will have to relinquish the lien to clear the title. That means the developer will have to pay the SDF prior to closing of the lot. That means that the developer will have to finance the SDF and collect it later from the lot owner at time of building permit or when the lot owner needs the water. This means that the developer has to finance about \$445,000, pay interest on the money until the lot owner pays the developer back. It also means that the developer has to manage that process which is not standard in the industry as the water taps and SDF are normally part of the building process and building construction loan and not part of the development loan.

We have not appropriated this cost in our development loan and therefore can't pay for the SDF to transfer a clear title to the individual lot owner. Additionally we do not want to manage the process of collecting from the lot owner. Our bank also has an issue with financing this cost when they normally do the financing for an SDF in the building construction loan.

We have been doing subdivisions for the past 30 years and have never had to do this before as it is not standard in the industry and bank lending, therefore, we did not plan on this in our development loan and do not have the funds to cover this cost.

We respectfully request that the District remove the lien so the lots can close. We can write into the real estate contract that the lot owner must pay the District within five days of the issuance of the building permit as is stated in the lien.

David E. Moore MSCE PE
Alliance Consulting
Engineers and Surveyors
16415 W 85th Lane Unit B
Arvada, CO 80007
O: 720-907-9778
C: 720-625-1571
Email: demoorepe@allianceengineer.com
Website: allianceengineer.com

On Mon, Aug 9, 2021 at 12:16 PM Johnson, Lisa <Lisa.Johnson@claconnect.com> wrote:

Hi David,

Thanks for the correspondence below. The reason the District placed the liens on the lots in Hayesmount Estates, Ridgeview Estates and Homestead Heights is to ensure the collection of the SDF. The previous three subdivisions had the builder prepaying the tap fees well in advance of any building permits.

When Hayesmout Estates began developing, several property owners that purchased their lots from the developer were not made aware of the SDF and it was difficult to collect the fees.

Given this, I am not inclined to support a removal of the lien on the property at this time. Can you explain to me how this lien affects your sales in a negative way?

Thanks,

Lisa

Lisa A. Johnson
Public Manager, Business Operations (BizOps)
CLA (CliftonLarsonAllen LLP)
Direct 303-439-6029
lisa.johnson@CLAconnect.com

From: David E. Moore <demoorepe@allianceengineer.com>

Sent: Monday, August 9, 2021 9:28 AM

To: Johnson, Lisa <Lisa.Johnson@claconnect.com>

Subject: [External] Liens against Ridgeview Estates for SDF's

Lisa,

We are writing to request that the GRNWSD remove the lien against the property for the SDF's so we may close a lot without having to pay the fee at the time of lot sales closings. This affects our sales in a negative way as well as it creates a hardship in having to finance the SDF's.

We are not sure of the purpose in requiring a lien against the property for an SDF. All other water districts accept payment at the time that the homeowner is ready for the water to be hooked up during the building process and the SDF is paid by the homeowner directly to the District at that time.

Can you explain the reasoning in liening the property and would the district release the lien to clear the title so we could close the lots and the SDF be paid five days after the building permit is issued as requested by the District?

Let us know if we can do something to work this out.

David E. Moore MSCE PE

Alliance Consulting
Engineers and Surveyors
16415 W 85th Lane Unit B
Arvada, CO 80007
O: 720-907-9778
C: 720-625-1571
Email: demoorepe@allianceengineer.com
Website: allianceengineer.com

From: Sherry Greer <sherry_greer@q.com>
Sent: Monday, August 23, 2021 9:41 AM
To: Johnson, Lisa <Lisa.Johnson@claconnect.com>
Subject: [External] Water Allowance

Think Security – This email originated from an external source. Be cautious with any links or attachments.

Greatrock North WSD Board:

On August 10, 2021 we installed 1400 sq ft of sod in our front yard.

Originally Greatrock North WSD offered first 10,000 gallons free when sod was installed, to help getting it established. We were not aware that that that agreement with original homeowners had been rescinded.

With the least favorable soil here sod is the only option to get a yard to grow.

Favorable consideration for this allowance is greatly appreciated.

Thank you,

Murray & Sherry Greer