FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 1-3

Agenda is preliminary and subject to change by majority vote of the Boards at the meeting. Any individuals with questions regarding this Notice of Regular Meeting and Agenda, or who require special accommodation to attend and/or participate in the meeting, should please contact the President of the Board of Directors of District 1 at frdistrict2@gmail.com

NOTICE OF A REGULAR MEETING AND SUMMARY OF AGENDA ITEMS

Board of Directors – D1:
Tom Waterman - President
Dave McGraw - V.P.
David Wilson - Treasurer
Terry Larson - Secretary
Mike Walker - Asst. Secretary

Board of Directors – D2:
Terry Larson - President
Ted Michelsen - V.P.
Alan Plumhoff- Treasurer
Gerry Reese - Secretary
Tom Waterman - Asst. Sec.

Board of Directors – D3:
Aaron Hochstein - President
Andrew Amend - V.P.
Mike McCleary - Treasurer
Greg Taylor - Secretary
Alana Bissonnette - Asst. Sec.

Consultants:

Mat Birkeness, CRS	District Manager
Phil Schneider, CRS	Community Manager
Kelley Duke, Esq.	Legal Counsel
Dino Ross, Esq.	Legal Counsel
Benjamin Larson Esq.	Legal Counsel

DATE: **Monday, October 14, 2024**

TIME: **6:30 P.M.**

PLACE: **The Retreat 15250 W Evans Avenue, Lakewood CO 80228**

I. ADMINISTRATIVE MATTERS

a. **Call to Order/Roll Call/Declaration of Quorum (Districts 1-3)**

b. **Present Disclosures of Potential Conflicts of Interest (Districts 1-3)**

c. **Confirm Posting of Meeting Notices (Districts 1-3)**

II. CONSENT AGENDA

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 by a Board member; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

-Approval/Ratification of the payment of claims for the period ending October 4, 2024 (enclosure) – Pg. 3

-Approval/Ratification of District credit card payments ending October 9, 2024 (enclosure) – Pg. 4

-Approval of the minutes of the August 26, 2024 Regular Meeting (enclosure) – Pg. 5-10

-Approval of the minutes of the October 3, 2024 Special Meeting (enclosure) – Pg. 11-13

III. PUBLIC COMMENT (Districts 1-3) – Each person will be limited to 3 minutes.

IV. FINANCIAL MATTERS

a. 2025 Draft Budget Discussion FRMD Nos. 1-3 – Director Plumhoff (enclosure) Pg. 14-15

V. OPERATIONS AND MAINTENANCE MATTERS (District 1)

a. Orchard Park Tennis Court Locking System update– Director Walker (verbal)

b. Tributary Maintenance IGA with Lakewood and FRMD – Director McGraw (enclosure) Pg. 16

c. May 6, 2025 Election Update – CRS (verbal)

d. 2025 FRMD Board Meeting Schedule – CRS (enclosure) Pg. 17

e. Landscape Update and appointment of Director Wilson as Board liaison– CRS (verbal)
-Consideration of native fountain grass removals (enclosure) Pg. 18-19

f. Retreat and Community Update -CRS (enclosure) Pg. 20
-Consideration of proposal to repair Retreat oven (enclosure) Pg. 21
-Resident Group applications for Retreat use and 2025 schedules (enclosure) Pg. 22-28

g. Engagement Committee Update – Director Reese (verbal)

h. Engineer Report – Director Larson (verbal)
-Ratify Soil Study at Retreat (verbal)

VI. LEGAL MATTERS:

a. Legal Update – Director Waterman – (verbal)

VII. QUESTIONS/FINAL COMMENTS - <u>FOR AGENDA ITEMS ONLY</u> - (Districts 1-3) – Each person will be limited to 3 minutes

VIII. ADJOURNMENT:

<u>THE NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, DECEMBER 9, 2024</u>

Ranges: From: To: From: To:
Check Number First Last Check Date 8/21/2024 10/4/2024
Vendor ID First Last Checkbook ID First Last
Vendor Name First Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
60580143	BETZER CALL	Betzer Call Lausten Schwartz	8/27/2024	FIRSTBANK	PMCHK00000648	$600.00
60580144	FRONTIER	Frontier Fire Protection, LLC	8/27/2024	FIRSTBANK	PMCHK00000650	$480.00
60580145	GEN AIR	General Air Service & Supply	8/27/2024	FIRSTBANK	PMCHK00000651	$106.10
60580146	ISI TECHNOLOGY	Integrated Systens Installers	8/27/2024	FIRSTBANK	PMCHK00000653	$576.00
60580147	L GLANZER	Lisa Glanzer	8/27/2024	FIRSTBANK	PMCHK00000654	$449.81
60580148	P WATERMAN	Peggy Waterman	8/27/2024	FIRSTBANK	PMCHK00000655	$9.77
60580149	PROGRESSIVE	Progressive Services	8/27/2024	FIRSTBANK	PMCHK00000656	$592.95
62030674	D HAMILTON	Dennis Hamilton	8/28/2024	FIRSTBANK	PMCHK00000660	$38.13
62030675	RG MAINTENANCE	RG Maintenance	8/28/2024	FIRSTBANK	PMCHK00000662	$223.00
62030676	ROCKY MTN ACCES	Rocky Mountain Access Controls	8/28/2024	FIRSTBANK	PMCHK00000663	$400.00
63178028	BOEHM	Boehm Heating & Cooling, LLC	9/3/2024	FIRSTBANK	PMCHK00000667	$2,513.00
63178029	IRELAND	Ireland Stapleton	9/3/2024	FIRSTBANK	PMCHK00000668	$2,820.50
63178030	PLAYGROUND	Playground Safety Solutions, L	9/3/2024	FIRSTBANK	PMCHK00000670	$250.00
63178031	TABLE MOUNTAIN	Table Mountain Electric Inc	9/3/2024	FIRSTBANK	PMCHK00000672	$1,800.00
64632232	BETZER CALL	Betzer Call Lausten Schwartz	9/13/2024	FIRSTBANK	PMCHK00000675	$3,100.00
995730	CRS	CRS of Colorado	8/27/2024	FIRSTBANK	PMCHK00000649	$36,718.00
995733	HAYNIE	Haynie & Company	8/27/2024	FIRSTBANK	PMCHK00000652	$10,475.00
995738	SCHULTZ INDUSTR	Schultz Industries Inc.	8/27/2024	FIRSTBANK	PMCHK00000657	$47,212.67
995739	SCHULTZ INDUSTR	Schultz Industries Inc.	8/28/2024	FIRSTBANK	PMCHK00000658	$24,786.22
995741	IRELAND	Ireland Stapleton	8/28/2024	FIRSTBANK	PMCHK00000661	$50,000.00
995744	SCHULTZ INDUSTR	Schultz Industries Inc.	8/28/2024	FIRSTBANK	PMCHK00000664	$6,421.33
995745	IRELAND	Ireland Stapleton	8/29/2024	FIRSTBANK	PMCHK00000665	$28,246.49
995748	PERFECT	Perfect Pools	9/3/2024	FIRSTBANK	PMCHK00000669	$8,500.00
995750	SCHULTZ INDUSTR	Schultz Industries Inc.	9/3/2024	FIRSTBANK	PMCHK00000671	$28,830.25
995753	CRS	CRS of Colorado	9/13/2024	FIRSTBANK	PMCHK00000676	$27,818.55
995754	GEN AIR	General Air Service & Supply	9/13/2024	FIRSTBANK	PMCHK00000677	$106.10
995755	L GLANZER	Lisa Glanzer	9/13/2024	FIRSTBANK	PMCHK00000678	$521.83
995756	LINDA JAGIELLO	Linda Jagiello	9/13/2024	FIRSTBANK	PMCHK00000679	$202.50
995757	MERRICK	Merrick	9/13/2024	FIRSTBANK	PMCHK00000680	$16,760.33
995758	SCHULTZ INDUSTR	Schultz Industries Inc.	9/13/2024	FIRSTBANK	PMCHK00000681	$9,796.67
995759	TORREY CARLTON	Torrey Carlton	9/13/2024	FIRSTBANK	PMCHK00000682	$480.00
995760	BAR STIR DIVAS	Bar Star Divas	9/20/2024	FIRSTBANK	PMCHK00000685	$300.00
995762	IRELAND	Ireland Stapleton	9/20/2024	FIRSTBANK	PMCHK00000686	$19,883.19
995763	TABLE MOUNTAIN	Table Mountain Electric Inc	9/20/2024	FIRSTBANK	PMCHK00000687	$468.00
995765	FRONTIER	Frontier Fire Protection, LLC	10/1/2024	FIRSTBANK	PMCHK00000689	$189.00
995766	GREEN MTN	Green Mountain Water and Sanit	10/1/2024	FIRSTBANK	PMCHK00000691	$50,000.00
995767	SCHULTZ INDUSTR	Schultz Industries Inc.	10/1/2024	FIRSTBANK	PMCHK00000690	$25,397.61
995768	GREEN MTN	Green Mountain Water and Sanit	10/2/2024	FIRSTBANK	PMCHK00000692	$50,000.00
995769	GREEN MTN	Green Mountain Water and Sanit	10/3/2024	FIRSTBANK	PMCHK00000693	$21,688.10
995770	FRONTIER	Frontier Fire Protection, LLC	10/4/2024	FIRSTBANK	PMCHK00000694	$1,345.00
995771	IRELAND	Ireland Stapleton	10/4/2024	FIRSTBANK	PMCHK00000695	$15,350.00
995772	SCHULTZ INDUSTR	Schultz Industries Inc.	10/4/2024	FIRSTBANK	PMCHK00000696	$28,830.25
EFT000000000063	ANGEL	Angel Touch Commercial Cleanin	8/27/2024	FIRSTBANK	PMCHK00000647	$1,215.00
EFT000000000064	ANGEL	Angel Touch Commercial Cleanin	8/28/2024	FIRSTBANK	PMCHK00000659	$777.00
EFT000000000066	ANGEL	Angel Touch Commercial Cleanin	9/13/2024	FIRSTBANK	PMCHK00000673	$2,465.00
EFT000000000067	WASTE MANAGEMEN	Waste Management	9/27/2024	FIRSTBANK	PMCHK00000674	$624.37
EFT000000000069	CONSOLIDATED	Consolidated Mutual Water	9/20/2024	FIRSTBANK	PMCHK00000684	$1,041.20
EFT000000000070	ALPINE WOODWORK	Alpine Woodworking, LLC	9/20/2024	FIRSTBANK	PMCHK00000688	$2,918.12

Total Checks: 48 Total Amount of Checks: $533,327.04

Autopayments:
08/23 Consolidated Mutual Water $32,477.80
09/05 Xcel $3,500.49
09/19 Comcast $464.62
09/19 Comcast $285.61
09/23 Consolidated Mutual Water $31,904.40

Date	Company	Dollar Amount		Reseaon for Using the Card
8/30/2024	High 5 Plumbing	$	120.00	Fitness building urial was not flushing after use
9/4/2024	Amazon	$	600.19	Supplies for Retreat
9/6/2024	Colorado Security Products	$	416.72	Deadbolt and door fix at gate house
9/20/2024	Amazon	$	152.86	Supplies for Retreat
9/23/2024	AppleJacks	$	320.39	Rocktoberfest
9/24/2024	Auntie Ann's	$	1,365.16	Rocktoberfest
9/24/2024	King Soopers	$	146.31	Rocktoberfest and office supplies
9/27/2024	Safeway	$	168.63	Rocktoberfest event items
10/4/2024	Ace Hardware	$	42.89	Additional Keys
10/4/2024	Ace Hardware	$	(2.99)	Credit of tax charged
10/7/2024	1800Junk	$	118.00	Removal of desk and other items
10/7/2024	Sub-Zero	$	649.00	Service on Refridgerators and oven

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3

Held: Monday, August 26, 2024, 6:30 p.m.

Attendance

The combined regular meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 6:30 p.m., as shown, in accordance with Colorado law. The meeting was held in person at the community center, The Retreat 15250 W Evans Ave. Lakewood CO 80228. Mr. Birkeness inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. There were no conflicts disclosed. The following Directors were in attendance:

District 1:
Tom Waterman – President
Dave McGraw – Vice President
David Wilson - Treasurer
Terry Larson – Secretary
Mike Walker - Asst. Secretary

District 2:
Terry Larson – President
Ted Michelsen - Vice President
Gerry Reese - Secretary
Tom Waterman – Assistant Secretary

District 3:
Andrew Amend – Vice President
Mike McCleary – Treasurer
Greg Taylor – Secretary
Alana Bissonnette – Assistant Secretary

Consultants:
Mat Birkeness, District Manager, Community Resource Services
Phil Schneider, Community Manager, Community Resource Services

Others identified in attendance:
Peggy Waterman
Ilsa Waterman
Leean McGraw
Barb and Dennis Driscoll
Mary Walken

Nancy Ramsey
Linda and Darrell Johnston

Call to Order Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:30 p.m.

- District 2: Director Larson moved to approve the absence of Director Plumhoff. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Amend moved to approve the absence of Director Hochstein. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Consent Agenda The Boards reviewed the consent agenda and discussed the desire to move the ratification of payment of claims to be inserted into the Financial Matters portion of the agenda.

- District 1: Director Walker moved to approve the consent agenda as modified. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Reese moved to approve the consent agenda as modified. Upon second by Director Michelsen, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to approve the consent agenda as modified. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Public Comment Barb Driscoll noted the past decisions made by the boards regarding pickleball and asked if the boards have changed their minds. She also noted, she does not believe enforcement of the court will work.

Dennis Driscoll discussed the July 1st prohibition of pickleball has mostly worked. He thanked the boards for their volunteer efforts. Lastly, he believes the sound study provided by the pickleball committee lacked qualifications and conducted the study inaccurately.

Ilsa Waterman noted her advocacy of the pickleball committee. She also mentioned the qualifications of the study technician and is seeking the board to keep an open mind in consideration of pickleball play.

Financial Matters The boards discussed the district credit card payments and requested CRS to provide a YTD report for all credit card purchases to be ratified with future payment of claims. CRS will provide at the next regular scheduled meeting.

Ratification of payment of claims ending on August 15, 2024:

- District 1: Director McGraw moved to approve the claims list. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to approve the claims list. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Bissonette moved to approve the claims list. Upon second by Director Amend, a vote was taken, and the motion carried unanimously.

Second Quarter Variance Reporting for FRMD Nos 1-3: Director Reese reported the general funds have a positive balance. Director McGraw asked for more detail about the Reserve Study and Director Reese provided insight.

- District 1: Director Wilson moved to accept the reports as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to accept the reports as presented. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to accept the reports as presented. Upon second by Director Amend, a vote was taken, and the motion carried unanimously.

Certification of Delinquent Accounts for FRMD Nos. 1-3: Director Waterman gave a summary on the matter. No members of the public wished to speak on the topic.

- District 1: Director McGraw moved to approve the certification of accounts. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

2025 Budget Work Session on Revenues Sept. 10, 2024: Director McCleary noted the date of the event and encouraged all to attend.

Maintenance and Operations Matters

Pickleball Prohibition at Orchard Park Tennis Court Update: Director Taylor presented the committee's findings. Director Waterman passed out different balls for the boards understanding. Extensive discussion occurred. It was determined the next agenda item should be discussed before any vote consideration.

Orchard Park Tennis Court Security Discussion: Director Walker noted multiple issues at play for an enhanced level of securing the court. A mechanical option was discussed as an initial solution that can be reevaluated over time.

- District 1: Director Wilson moved to approve a NTE of $5,000 to securing the court with a mechanical option. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to approve a NTE of $5,000 to securing the court with a mechanical option. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Amend moved to approve a NTE of $5,000 to securing the court with a mechanical option. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Pickleball was rediscussed extensively.

- District 1: Director Larson moved to approve pickleball play resuming at the court using quiet foam balls only. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Larson moved to approve pickleball play resuming at the court using quiet foam balls only. Upon second by Director Michelsen, a vote was taken, and the motion carried. Director Reese opposed the motion.
- District 3: Director Taylor moved to approve pickleball play resuming at the court using quiet foam balls only. Upon second by Director McCleary, a vote was taken, and the motion carried. Director Bissonette opposed the motion.

Landscape Update: Mr. Birkeness updated the boards on the landscape vendor's and committee's current efforts.

Retreat and Pool Update: No Updates were provided.

Retreat and Community Report: Mr. Schneider provided a summary.

- Community pathways and motorized transport complaints: Mr. Birkeness noted recent complaints have been filed about unruly citizens on the pathways.

- Retreat Resident Group Evenings Activities: Mr. Birkeness noted recent interest for more resident groups seeking to use the Retreat. The boards asked Mr. Birkeness to investigate a cost basis for adding an additional evening to support more group usage.

Engagement Committee Update: Director Reese presented the recent status of the committee and upcoming areas of focus. He invited all to attend the November 2nd, committee meeting focusing on board governance and the need to recruit new board members.

Engineer Report: Directors Larson presented an update on the timeframe for the Reserve study to be completed. He also noted an area adjacent to the pool deck has settled and is under investigation.

Legal Matters

Litigation Update: Director Waterman provided a summary on the ongoing legal issues with Brookfield (Solterra LLC).

Second Public Comment

Peggy Waterman thanked the boards for their pickleball vote to resume play.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 8:42 p.m. as follows:

- District 1: Director Wilson motioned to adjourn. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen motioned to adjourn. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Amend motioned to adjourn. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

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Secretary of the Meeting

**MINUTES OF THE COMBINED SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE**

**FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3**

Held: Thursday, October 3, 2024, 6:00 p.m.

Attendance

The combined special meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 6:00 p.m., as shown, in accordance with Colorado law. The meeting was held virtually via ZOOM meeting conferencing. Mr. Birkeness inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. There were no conflicts disclosed. The following Directors were in attendance:

District 1:
Tom Waterman – President
Dave McGraw – Vice President
David Wilson – Treasurer
Mike Walker – Assistant Secretary

District 2:
Ted Michelsen - Vice President
Alan Plumhoff – Treasurer
Tom Waterman – Assistant Secretary

District 3:
Aaron Hochstein – President
Andrew Amend – Vice President
Mike McCleary – Treasurer
Greg Taylor – Secretary
Alana Bissonnette – Assistant Secretary

Consultants:
Mat Birkeness, District Manager, Community Resource Services
Dino Ross, Esp., Legal Counsel
Kelly Duke, Esp., Legal Counsel
Benjamin Larson, Esq., Legal Counsel

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:01 p.m.

- District 1: Director McGraw moved to approve the absence of Director Larson. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

- District 2: Director Michelsen moved to approve the absence of Directors Reese and Larson. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

Executive Session Executive Session pursuant to C.R.S. 24-6-402 (4)(b) and (e) to receive advice of legal counsel on the pending lawsuits with Solterra LLC (Brookfield) and, in such legal advice, determine position of negotiations and instruct negotiators.

- District 1: Director Walker moved to enter into executive session. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to enter into executive session. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to enter into executive session. Upon second by Director Hochstein, a vote was taken, and the motion carried unanimously.

The Boards reconvened the public meeting at 7:12 p.m. by the following motions.

- District 1: Director Wilson moved to adjourn executive session. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to adjourn executive session. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to adjourn executive session. Upon second by Director Hochstein a vote was taken, and the motion carried unanimously.

Dino Ross, legal counsel for FRMD Districts 1,2 and 3 certified for the record that the communications in executive session this evening constituted the attorney client privilege communication, were not recorded, and were limited to the matters properly noticed in the posted agenda.

Adjournment There being no further business to come before the Boards, the meeting was adjourned at 7:15 p.m. as follows:

- District 1: Director Walker moved to adjourn the meeting. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to adjourn the meeting. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director Bissonette moved to adjourn the meeting. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

____
Secretary of the Meeting

Draft Budget Notes for FRMD Districts 1, 2, and 3
For the FRMD Board Meeting on 10/14/24

Budget Underlying Assumptions

- 2025 budget amounts are based on revenue and expense history, adjusted for reasonable expectations for inflation and other anticipated non-historical needs.
- The three districts have accumulated amounts (bank balances) in funds to try to cover anticipated major expenses for future needs.
    - These funds are held to try to avoid the need for future assessments.
    - These needs have been computed with the assistance of outside consultants with expertise in asset life expectancy and replacement cost estimates. They are included in the Reserve Study, a detailed analysis of all assets FRMD is responsible for maintaining.
    - The 2019 Reserve Study can be found on the Solterra Connect web site. It is being updated this year.

Budget Compilation Status

- Draft Budget review this evening. Comments gathered for budget update.
- A few budget items await input from outside sources. These are needed to take the district budgets from draft to recommended final for the board's December meeting.
- Finance, at this point, does not expect material changes.

Mill Levies and Quarterly Fees

The Finance Committee believes from the draft budgets mill levies and quarterly fees will not change for 2025.

Unknowns that might have a material effect.

- Questions in the continuing discussion of the budgets may cause the finance committee to revisit certain numbers. We are always looking for input from board members and our community.

Budget Completion Schedule

- 10/15 – Draft budgets available to residents on request at CRS office.
  - Blast email notice will be sent to residents on the availability.
- 12/10 – deadline for Jefferson County Assessor to post final assessed valuations for the districts.
- 12/2 - Publish to the board, updated draft budgets with proposed mill levies and quarterly fees to be reviewed during the 12/9 meeting.
- 12/9 - Board meeting: Public Hearing of the proposed budget, Review and adopt 2024 Budget and fees, certify mill levies.
- 12/15 - Certification of mill levies to the Board of County Commissioners.

Solterra Residents:

Fossil Ridge Metropolitan District 1 and the City of Lakewood have a mutual maintenance agreement that was established in 2008 that outlined maintenance responsibilities for each entity. Effective January 1, 2025, the city will assume the following maintenance responsibilities. The area concerned is outlined on the attached map.

- 8-foot-wide walks will be plowed. Connector walks will continue to be plowed by FRMD.
- Beauty bands (mower width strip) will be mowed in the native area at fence lines and paths by the City. The turf area will continue to be mowed by FRMD.
- City of Lakewood trash containers will replace our existing blue containers.
- FRMD will continue to handle dog waste and the trash container at the Orchard Park Pavilion.
- Weed control will be handled by the city.
- FRMD will continue to be responsible for irrigation.

We discussed residents creating paths in the native areas maintained by the city. If paths are created from resident property to the cement paths by anything other than walking, a Park Ranger will be making a visitation.

2025 FRMD Board Meeting Schedule & Focus Areas*

Monday, January 13 Approve Budget and Business Plan

Monday, March 24 2024 Year-End Financial Review

Monday, May 19 Swear-in Newly Elected Board Members

Monday, July 21 2024 Audit Results/Business Plan Update

Monday, August 25

Monday, October 13 2025 Budget and Fees

Monday, December 8 Final Budget, Fees and Mill Levy

*Public Meetings scheduled in the Retreat

Proposal

October 8, 2024

Submitted To: **Fossil Ridge**
Community Resource Services of Colorado, LLC
7995 East Prentice Avenue Suite 103E
Greenwood Village CO 80111

Project: **Fossil Ridge - 2024 native tract fountai**
15250 W Evans

Schultz Industries Inc.
SI INC.
13451 W 43rd Drive
Golden, CO 80403
303-420-7677

Scope

We propose to furnish the following scope of work to complete the above mentioned project:

Illif Point 01 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$6,707.87**	________
Illif Point 02 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$7,554.33**	________
Indiana Point 01 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$4,457.19**	________
Indiana Point 02 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$8,202.38**	________
Indiana Point 03 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$6,666.97**	________

Indiana Point 04 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$4,843.12**	________
Wesley Point 01 *All native seed areas will be sprayed with herbicide to kill all existing planting material. The resulting bare soil will be amended with 3 cubic yards of compost tilled in per 1,000 square feet. Seed will be applied with hydro-mulch then covered with biodegradable coconut erosion control blankets pinned into place.*	**At a cost of**	**$3,759.68**	________
		$42,191.54	

Terms & Conditions

Proposal may be withdrawn if not accepted within 30 days of issue date

All plant installations come with a 1 year warranty, provided the maintenance is provided by Schultz Industries, Inc.

Unless specifically included in the above specs, all necessary irrigation work required with this task will be billed on a time and material basis at a rate of $70.00 per hour or your current contract rate.

Upon acceptance, please initial desired services, sign and return this proposal

By: Joshua J. Schultz 10/8/2024 Accepted: ____________________ ________

Schultz Industries, Inc. Date Fossil Ridge Date

Retreat and Pool Report: October

Rentals: The Retreat hosted 12 private events and 16 community gatherings (Book Clubs, Bunco, Empty Nesters, 100 Women of Solterra, Board Meeting and Mahjong)

**** Retreat Revenue for August events = $8,763 unaudited.

Fitness: Classes are being held in the fitness building.
****Fitness revenue for September = undetermined currently, awaiting September invoice

Classes have continued to be on the patio.

Pool: A-Ok Pools suffered a lost of life to the owner and not in operation at this time. The material vendor has been contacted and we are tracking down someone familiar with the product.

Winterization of the pool and equipment has concluded without issue. Covers were installed October 1st.

Expenses:

General Supplies were purchased for the retreat.

Food and supplies were ordered for Rocktoberfest.

Maintenance, Ongoing tasks and completed tasks:

ABC Asphalt has completed all work in the Retreat Parking Lot and Private Street.

Bridal suite wall repair was completed.

Private Street remotes have all been reprogramed after car theft. Additionally, the west pedestrian gate handle has been replaced and is operational.

The gate house has been cleaned up and a dead bolt was added to prevent break ins. Damage was minimal to items stored in the gate house. There were a few storage bins for holiday lights that will need to be replaced.

Pergola is scheduled and recently occurred some delays in sourcing lumber.

The pool gate has metal that was welded to increase security. Hooks on hand rails were also welded to attached signage.

Tennis Courts signs were edited and reinstalled with pickleball language updates.

4255 South Buckley Rd, suit 222
Aurora, CO 80013
(888) 630-5302
appliancerepairpros.office@gmail.com

Estimate

ESTIMATE#	1052685092
DATE	10/04/2024
PO#	

CUSTOMER	SERVICE LOCATION
Phil Schneider 15250 West Evans Avenue Lakewood CO 80228 (303) 980-5450	Phil Schneider 15250 West Evans Avenue Lakewood CO 80228 (303) 980-5450

DESCRIPTION 10-1, Return(Dmitriy)(3 appliances), s/f $89, Wolf Oven, To calibrate, maintenance, Call 30 min

Estimate

Description	Qty	Rate	Total
Bake element	1.00	568.34	568.34
Labor	1.00	480.00	480.00

Estimate Total: **$1,048.34**

CUSTOMER MESSAGE

Appliance Repair Company is not responsible for any floor, cabinet, counter damage or water leakage when repairing and removing your appliance by out technicians. 20% restocking fees on ordered parts, $35 fee for each returned check.
Limited warranty - 90 days for parts, 30 days for labor. Warranty does not cover light bulbs, refrigerators filters, freon, fuses, overloading, electrical power surges, flooding and using not an accordance with design. Not responsible for loss of food.

PRE-WORK SIGNATURE

Signed By:

Group	Empty Nesters Wine Down	Night Bunco	100 Women of Solterra	Girl Scouts	Sci-Terra
Date	February 19th	January 8th	February 5th	January 22nd	4-6 times per year when available
	April 16th	February 12th	May 7th	February 26th	4th Wednesday of the month
	June 18th	March 12th	August 6th	March 5th	
	August 20th	April 9th	November 5th	April 2nd	
	October 15th	May 14th		May 28th	
	December 3rd	June 11th		September 3rd	
		July 9th		October 1st	
		August 13th		December 3rd	
		September 10th			
		October 8th			
		November 12th			
		December 10th			

= Conflicting dates

THE RETREAT
RESIDENT ACTIVITY/GROUP APPLICATION

15250 W. Evans Avenue   Lakewood, Colorado 80228
Phone 303-980-5450

Activity/Group: American Red Cross

Purpose: Blood Drive

Resident sponsor's name: Marguerite Slavik

Phone number: 303-889-9614

Email address: marguerite.slavik@gmail.com
marguerite.slavik@redcross.org

Meeting space requested:

✓ Retreat Main Building only (capacity 100) 9am-3pm
_____ Retreat Main Building/Patio (capacity 150)
_____ Patio only (capacity 50)
_____ Fitness Room only (capacity 20)

NOTE: Every effort will be made to accommodate the group/activity's request.

Available hours of the Retreat for resident activities or groups:

- Monday – Friday: 10:00 AM to 4:00 PM
- Wednesday evening: 6:00 to 9:00 PM*
- Saturday: 10:00 AM to 1:00 PM

* Resident-sponsored activities and groups have priority to use the Retreat on Wednesday evenings (or board-approved alternate Monday to Thursday evenings). Only one evening resident-sponsored activity or group per week is authorized. If no activities or groups are scheduled to use the facility ten days prior, non-residents may rent the facility with the established fees assessed.

All residents have an opportunity to reserve the Retreat for resident activities or groups. The resident sponsor, in compliance with the conditions below, must submit a Resident Group/Activity Application for approval by the Fossil Ridge Metro District Boards prior to scheduling the activity. No charge for admission to a resident activity is permitted. Residents wishing to sponsor a business or commercial event during the times set aside for resident groups/activities must submit a rental agreement that identifies an alternate day.

Expectations for resident-sponsored activities and group:

- Activities/groups may meet only during the established Retreat hours of operation available for resident activities or groups.

- Residents must be in good standing with District and HOA regarding fees in order to sponsor activities and groups.
- The resident applicant must be at least 21 years of age. The applicant, or their resident designee, must be in attendance during the entire time of the activity.
- Decorations may be hung with non-abrasive tape such as blue painters' tape or command strips, but no Scotch tape, tacks, pins, or nails may be used.
- Activities and groups will be on a trial basis for 90 days to justify the attendance requirements for the space they have requested. Attendance at approved events will be evaluated once a quarter to justify continued use of the Retreat and to ensure that District funds are being appropriately expended.
- Activities and groups are responsible for clean-up, proper storage of folding tables and chairs, removal of decorations, removal of trash, and replacement of Retreat furniture to its original location. Hostesses will ensure clean-up is adequately completed at the end of an activity.
- Activities and groups must vacate their used space by closing time.
- Activity and group events will be published on a monthly calendar.

As the activity or group sponsor, I acknowledge that:

- Use of the Retreat is a benefit, not a right. If unforeseen scheduling issues arise, a group may be rescheduled or provided an alternate meeting location.
- Alcoholic beverages may be served if the group abides by the following conditions: (1) no fee will be charged, either directly or indirectly (i.e., no cash bar); (2) no alcoholic beverages will be served to any person under the age of 21 or to any intoxicated person; and (3) bartenders must be both TIPS-certified and insured, as well as not a guest at the event. The Retreat staff reserves the right to request proof of age. BYOB events do not require a bartender or additional staff.
- The Retreat is a non-smoking facility, including all inside and adjacent outside areas. Any violations will result in a $100 fine per offense for the offender. Smoking is permitted east of the Retreat at the stone structure. All smoking material must be disposed of in the approved receptacle.
- The activity or group is solely responsible for any damage to the facility and its furnishings during the activity or group event.
- The Retreat staff is not required to set up or clean up after an activity.

Marguerite L. Slavik
Signature of applicant

9.13.2024
Date

Signature of CRS and/or Retreat staff

Date

Date of Board Approval

Subject: Proposal for Quarterly Red Cross Blood Drives at The Retreat
Date: September 18, 2024

Dear Members of the Fossil Ridge Metro District Board,

Following the Red Cross blood drive held August 26th at The Retreat, where we collected 37 pints of blood and 81% of donors were first-time contributors*, I propose we establish this as a quarterly community event for 2025.

Survey results show an overwhelming majority of participants rated the Solterra blood drive positively, underscoring its success and community impact. The critical shortage of blood supplies highlights the importance of regular donations. Hosting these drives at The Retreat makes it easy for residents to get involved and fosters community spirit while supporting this fundamental cause.

The blood drive is a 7-hour event with 5 hours for blood donation and one hour each for set up and shut down. Access to the Retreat one hour prior to its established hours of operation is necessary. I would like to request that the fee for this hour be waived and sponsored by the Board for future blood drives. The Red Cross doesn't have the budget for renting space for its blood drives (I personally covered this cost for the August 2024 blood drive). Eliminating this fee will facilitate ongoing support for this important community event and ensure a smooth transition should any Solterra resident manage, or host, the blood drives in the future.

The Red Cross is flexible as to which day of the week quarterly drives would be scheduled for 2025 and is willing to work with Retreat Management to book a day convenient for them and staff.

Thank you for your time and consideration. Please contact me with any questions or to discuss this proposal further.

Best regards,

Marguerite Slavik

Marguerite Slavik
Red Cross Volunteer
Mile High Chapter, Denver, CO
(303) 889-9614
Marguerite.slavik@redcross.org

*I'm excited to share some important information and national statistics about the crucial need for blood donors. Since I began volunteering with the Red Cross in 2023, I've learned a great deal about how vital this cause is, and I'm eager to pass along some of this knowledge to you.

⇒ Approximately 60% of first-time donors return to donate a second time.

⇒ Every 2 seconds someone in the U.S. needs blood and or platelets.

⇒ One donation can help save more than one life.

⇒ Every day, blood donors help patients of all ages: accident and burn victims, heart surgery and organ transplant patients, and those battling cancer.

⇒ A single car accident victim can require as many as 100 units of blood.

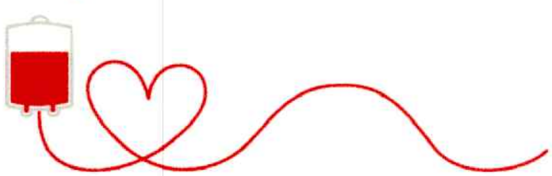
⇒ More than 80% of deaths in the operating room and nearly 50% of deaths in the first 24 hours after injury are due to severe blood loss.

⇒ Blood and platelets cannot be manufactured; they can only come from volunteer donors.

⇒ Approximately 3% of the U.S. population donates blood each year; 62% is eligible.

⇒ According to the American Cancer Society, more than 1.9 million people are expected to be diagnosed with cancer in 2023. Many of them will need blood, sometimes daily, during their chemotherapy treatment.

Help save lives. Give blood.



American Red Cross

THE RETREAT
RESIDENT ACTIVITY/GROUP APPLICATION

15250 W. Evans Avenue Lakewood, Colorado 80228
Phone 303-980-5450

Activity/Group: Red Rocks Movie Club

Purpose: Show movies to the kids in the neighborhood; provide snacks (popcorn & drinks); possibly have an event prior to the movie (example: ornament making and then holiday movie).

Resident sponsor's name: Rob Verdery

Phone number: 323-395-9541

Email address: rverdery@gmail.com

Meeting space requested:
__x__ Retreat Main Building only (capacity 100)
_____ Retreat Main Building/Patio (capacity 150)
_____ Patio only (capacity 50)
_____ Fitness Room only (capacity 20)

NOTE: Every effort will be made to accommodate the group/activity's request.

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Expectations for resident-sponsored activities and group:

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DRAFT

- Residents must be in good standing with District and HOA regarding fees in order to sponsor activities and groups.
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- The Retreat staff is not required to set up or clean up after an activity.

Signature of applicant	09/24/2024 Date
Signature of CRS and/or Retreat staff	Date
Date of Board Approval	