

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
VACANT - 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, January 13, 2025

TIME: 6:30 P.M.

PLACE: 15250 W Evans Ave. Lakewood CO 80228 and Virtual Meeting

First time using web-based meetings? Review this link well before the meeting (prep time: 20-minutes) Video and audio access via computer, tablet, or mobile device, click link: <https://us06web.zoom.us/j/87987123872> Audio access via telephone: Dial - +1 720 707 2699 | enter meeting ID – 879 8712 3872 follow prompts If you access via telephone only, you will be asked to provide your name by the moderator Standard rates and fees may apply, as charged by your carrier, based on your service.

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

III. 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.

1. Approval/Ratification of the payment of claims for the period ending 12/31/24 (enclosure) – Pg. 4
 2. Approval of the minutes of the December 9, 2024 Regular and Annual Meetings (enclosure) – Pg. 5-13
 3. Approval of the Annual Administrative Resolutions for Districts Nos. 1-3 (supplemental enclosure)
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IV. FINANCIAL MATTERS

- a. Approval of the 2025 Budget Resolutions for Districts Nos. 1-3 – CRS (supplemental enclosure)
 - b. 2025 FRMD Business Plan Update – (verbal) Director Wilson
-

V. OPERATIONS AND MAINTENANCE MATTERS (District 1)

- a. Landscape Update – (enclosure) Pg. 14-15
 - Consideration of Irrigation Controllers Replacement Proposal (enclosure) Pg.16-19
 - Consideration of Landscape proposals (supplemental enclosure)
 - b. Retreat and Community Update – CRS – (enclosure) – Pg. 20-21
 - Consideration of CRS Combined Contract Update (verbal) Director Waterman
 - Consideration of Kilmer Park Wall Repairs (enclosure) Pg. 22-25
 - Consideration of Resident Group Requests (Bunco and kids movies) (enclosure) Pg.26-29
 - c. Community Engagement Committee Update-Director Reese - (verbal)
 - d. May 6, 2025 Election Update – Director McGraw – (verbal)
 - Consider Resolution for Districts Nos. 2-3 for Inclusion Processing (enclosure) Pg.30
 - e. Engineer Report – Director Larson (verbal)
 - Consider Acceptance of the 2024 Reserve Study Update – (verbal)
-

VI. LEGAL MATTERS:

- a. Legal Update – Director Waterman – (verbal)
-

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

VIII. ADJOURNMENT:

THE NEXT SPECIAL MEETING IS SCHEDULED FOR MONDAY, MARCH 24, 2025

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	12/1/2024
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
77256753	DAVID MCGRAW	David McGraw	12/2/2024	FIRSTBANK	PMCHK00000743	\$21.00
78880180	PROGRESSIVE	Progressive Services	12/13/2024	FIRSTBANK	PMCHK00000746	\$652.00
79259980	SCHULTZ INDUSTR	Schultz Industries Inc.	12/17/2024	FIRSTBANK	PMCHK00000750	\$3,275.09
79259981	STREAMLINE	Streamline	12/17/2024	FIRSTBANK	PMCHK00000751	\$960.00
79259982	CCM	Colorado Community Media	12/17/2024	FIRSTBANK	PMCHK00000755	\$42.28
79259983	MICHAEL WALKER	Michael Walker	12/17/2024	FIRSTBANK	PMCHK00000759	\$175.00
79259984	SCHULTZ INDUSTR	Schultz Industries Inc.	12/17/2024	FIRSTBANK	PMCHK00000760	\$2,758.00
79259985	TABLE MOUNTAIN	Table Mountain Electric Inc	12/17/2024	FIRSTBANK	PMCHK00000761	\$711.00
80470237	DAVID MCGRAW	David McGraw	12/24/2024	FIRSTBANK	PMCHK00000766	\$47.99
80470238	L GLANZER	Lisa Glanzer	12/24/2024	FIRSTBANK	PMCHK00000767	\$814.78
995810	SCHULTZ INDUSTR	Schultz Industries Inc.	12/2/2024	FIRSTBANK	PMCHK00000744	\$28,830.25
995812	CSDPLP	Colorado Special Districts Pro	12/17/2024	FIRSTBANK	PMCHK00000747	\$50,000.00
995813	CRS	CRS of Colorado	12/17/2024	FIRSTBANK	PMCHK00000749	\$20,290.00
995815	CSDPLP	Colorado Special Districts Pro	12/17/2024	FIRSTBANK	PMCHK00000748	\$19,036.00
995819	GREEN MTN	Green Mountain Water and Sanit	12/17/2024	FIRSTBANK	PMCHK00000756	\$50,000.00
995820	IRELAND	Ireland Stapleton	12/17/2024	FIRSTBANK	PMCHK00000758	\$29,340.51
995824	GREEN MTN	Green Mountain Water and Sanit	12/18/2024	FIRSTBANK	PMCHK00000764	\$50,000.00
995825	KUMAR & ASSOC	Kumar & Associates, Inc	12/17/2024	FIRSTBANK	PMCHK00000762	\$5,141.15
995826	NATURES WORKFOR	Nature's Workforce	12/17/2024	FIRSTBANK	PMCHK00000763	\$21,940.00
995827	GREEN MTN	Green Mountain Water and Sanit	12/19/2024	FIRSTBANK	PMCHK00000765	\$21,688.10
995830	LINDA JAGIELLO	Linda Jagiello	12/24/2024	FIRSTBANK	PMCHK00000768	\$78.75
995831	SCHULTZ INDUSTR	Schultz Industries Inc.	12/24/2024	FIRSTBANK	PMCHK00000769	\$19,191.11
995832	TABLE MOUNTAIN	Table Mountain Electric Inc	12/24/2024	FIRSTBANK	PMCHK00000770	\$1,514.00
995833	WASH ON WHEELS	Wash On Wheels	12/24/2024	FIRSTBANK	PMCHK00000771	\$539.00
EFT000000000084	COMCAST	Comcast	12/16/2024	FIRSTBANK	PMCHK00000752	\$158.02
EFT000000000085	WASTE MANAGEMEN	Waste Management	12/26/2024	FIRSTBANK	PMCHK00000753	\$364.94
EFT000000000086	ANGEL	Angel Touch Commercial Cleanin	12/17/2024	FIRSTBANK	PMCHK00000754	\$1,755.00
EFT000000000087	ANIMAL &	Animal & Pest Control Speciali	12/17/2024	FIRSTBANK	PMCHK00000754	\$540.00
EFT000000000088	CONSOLIDATED	Consolidated Mutual Water	12/17/2024	FIRSTBANK	PMCHK00000757	\$187.20

Total Checks:	29	Total Amount of Checks:	\$330,051.17
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Autopayments:

12.09.24 Xcel \$1,166.94

12.19.24 Comcast \$266.98

12.20.24 Consolidated Mutaul Water \$5,351.10

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, December 9, 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 and virtually via ZOOM. Ms. Couture 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
Al Plumhoff - Treasurer
Tom Waterman – Assistant Secretary

District 3:

Aaron Hochstein - President
VACANT – Vice President
Mike McCleary – Treasurer
Greg Taylor – Secretary
Alana Bissonnette – Assistant Secretary

Consultants:

Molly Couture – District Manager – Community Resource Services

Others identified in attendance:

Peggy Waterman
Leean McGraw
Laura Paviglianti
Ed du Bray
Libby Vernon

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Greg Gould
Kyle Jackson
April Tompkins
Pete Hendel
Mari Lou Hendel
Terry Smith

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Ms. Couture confirmed that the meeting has been properly noticed. The meeting was called to order at 6:51 p.m.

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

Announcement of District 3 Director Amend Resignation

Director McCleary motioned to formally accept the resignation of Director Amend as District 3 Vice President. Upon a second from Director Taylor, the motion was voted upon and carried unanimously.

Consent Agenda

The Boards reviewed the consent agenda.

- District 1: Director Wilson moved to approve the payment of claims ending on November 30, 2024. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to approve the payment of claims ending on November 30, 2024.. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to approve the payment of claims ending on November 30, 2024. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.
- District 1: Director Waterman moved to approve the minutes of the October 14, 2024 Regular Meeting and November 4, 2024 Special Meeting. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to approve the minutes of the October 14, 2024 Regular Meeting and November 4, 2024 Special Meeting. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to approve the minutes of the October 14, 2024 Regular Meeting and November 4, 2024 Special Meeting. Upon

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second by Director Taylor, a vote was taken, and the motion carried unanimously.

Agenda Edit

Director Larson requested to amend the agenda to remove the Landscape proposals and CRS contract for consideration. Upon a second by Director Michelsen, a vote was taken and passed unanimously.

Public Comment

None

Financial Matters

2025 Draft Budget Discussion FRMD Nos. 1-3: Director Plumhoff presented an overview of the budget compilation process that began in July into its present state.

Conduct a public hearing regarding the proposed 2025 budget

Ms. Couture noted the hearing notice was properly published and posted.

District 1 Director Waterman opened the District 1 public hearing regarding the proposed 2025 budget.

District 2 Director Larson opened the District 2 public hearing regarding the proposed 2025 budget.

District 3 Director Hochstein opened the District 3 public hearing regarding the proposed 2025 budget.

No Public comments were made.

District 1 Director Waterman closed the District 1 public hearing.

District 2 Director Larson closed the District 2 public hearing.

District 3 Director Hochstein closed the District 3 public hearing.

Mill Levy Update: Director McCleary presented the files and discussed the process.

Fee Schedule Update: Director McCleary presented files and discussed the processes and information regarding 2025 fee structures.

- District 1: Director McGraw moved to approve the fee schedule as presented. Upon second by Director Waterman, a vote was taken, and the

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motion carried unanimously.

Consider adoption of a resolution to adopt the 2025 budget, certify mill levies, and appropriate expenditures :

- District 1: Director Walker moved to approve the 2025 budget, certify mill levies and appropriate expenditures as presented. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to approve the 2025 budget, certify mill levies and appropriate expenditures. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director Taylor moved to approve the 2025 budget, certify mill levies and appropriate expenditures. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

FRMD BOD Purchasing Policy Update: Director McCleary presented to the board the drafted updated policy. He noted this update will allow a little more room approving emergency expenditures. Further updates were made to follow state guidelines.

- District 1: Director Wilson moved to approve the updated purchasing policy as presented. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

2024 Q3 Budget Variance Report: Director Wilson provided a summary of the reports and noted the overall healthy status of the funds.

- District 1: Director McGraw 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 Taylor, a vote was taken, and the motion carried unanimously.

Maintenance and Operations Matters

Landscaping Update: Mrs. McGraw briefed the boards on the committee's current efforts. She noted wrapping up 2024 efforts focusing on filings 13, 14 and 15.

Consideration of Schultz contract modification for Filings 13, 14 Tributary and

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Yale: Contract required a price modification due to Lakewood IGA for Tributary maintenance.

- District 1: Director Larson moved to approve the modified contract as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

Retreat and Community Update: Director Waterman provided a summary of the update in the board packet.

Engagement Committee Update: Director Michelsen presented the recent status of the committee and upcoming areas of focus.

Solterra-Connect.com Update: Director Bissonnette noted the engagement committee is reviewing the site and required maintenance. She also, discussed the requirement for a qualified search for web masters to be considered.

District 1 Inclusion Process: Director McGraw invited all to attend the December 12th inclusion meeting held at the Retreat where a lawyer and notary will be present to assist with interested residents to submit for inclusion.

Engineer Report: Director Larson presented. He noted concrete adjacent to the pool has settled and quotes will be obtained for board consideration to repair the settling. He also noted the pool deck that was sealed earlier in 2024, will be evaluated on a yearly basis. Upon review, it was determined the deck product has more life expectancy. Lastly, he updated the boards on the Reserve study that was completed and has been utilized for 2025 budget considerations and project planning.

Pool Deck Inspection Report: Director Larson, covered the enclosed report in the engineering report of the meeting.

McIntyre Safety Concerns: Director McGraw noted the boards' efforts to express compliance with safety and signage on the roadway. He also noted the City of Lakewood owns the road.

2025 FRMD Board Meeting Schedule: Director Waterman reviewed the schedule and noted the boards will continue to utilize a hybrid meeting style with both in person and zoom capabilities.

Legal Matters

Litigation Update: Director Waterman provided a summary of the ongoing legal issues with Brookfield (Solterra LLC). He noted there are efforts being made regarding the Bond settlement. He also presented, the Green Mountain Water and Sanitation litigation has been settled.

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- District 1: Director Waterman motioned to approve and ratify the Full and Final Release and Settlement Agreement by and between Fossil Ridge Metropolitan Districts 1, 2 and 3, Green Mountain Water and Sanitation District, and Solterra LLC effective November 26, 2024. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen motioned to approve and ratify the Full and Final Release and Settlement Agreement by and between Fossil Ridge Metropolitan Districts 1, 2 and 3, Green Mountain Water and Sanitation District, and Solterra LLC effective November 26, 2024. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director Taylor motioned to approve and ratify the Full and Final Release and Settlement Agreement by and between Fossil Ridge Metropolitan Districts 1, 2 and 3, Green Mountain Water and Sanitation District, and Solterra LLC effective November 26, 2024. Upon second by Director Hochstein, a vote was taken, and the motion carried unanimously.

Second Public Comment

Peggy Waterman asked Director Larson if the bull nose of the pool deck was included in his review. Director Larson noted he will communicate with Peggy.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 7:57 p.m. as follows:

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

Respectfully submitted,

Secretary of the Meeting

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED ANNUAL 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, December 9, 2024, 6:30 p.m.

Attendance

The combined annual 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 Retreat 15250 W Evans Ave. Lakewood CO and virtually via ZOOM meeting conferencing. Ms. Couture 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:

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Terry Larson – President
Ted Michelsen – Vice President
Alan Plumhoff – Treasurer
Gerry Reese – Secretary
Tom Waterman – Assistant Secretary

District 3:

Aaron Hochstein – President
VACANT – Vice President
Mike McCleary – Treasurer
Greg Taylor – Secretary
Alana Bissonnette – Assistant Secretary

Consultants:

Molly Couture, District Manager, Community Resource Services

Others identified in attendance:

Peggy Waterman
Leean McGraw
Laura Paviglianti
Ed du Bray
Libby Vernon

RECORD OF PROCEEDINGS

Greg Gould
Kyle Jackson
April Tompkins
Pete Hendel
Mari Lou Hendel
Terry Smith

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Ms. Couture confirmed that the meeting has been properly noticed. The meeting was called to order at 6:37 p.m.

District 2: Director Larson motioned to approved Director Reese's absence. Upon a second by Director Michelson a vote was taken and passed unanimously.

District 3: Director McCleary motioned to accepted the resignation of Director Amend from District 3 board. Upon a second by Director Taylor a vote was taken and passed unanimously.

Public Infrastructure

Director Larson presented and noted the following: Overall the districts are in good shape, annual projects include the cleaning of the water quality ponds and sewer pipes. Also, the gravity walls will continue to be reviewed as some require minor maintenances and the engineering group is scheduling to spread the project schedule out.

Status of Outstanding Bonds

Director McCleary reported there has been no changes in 2024 from 2023.

Unaudited Financial Statements

Director Wilson presented and noted everything is on schedule for year end and beginning 2025.

Public Comment

Terry Smith noted recent mail theft in the community and asked the board to consider cameras at mailbox locations. Director McGraw noted there is 21 mailbox locations and this requires more investigation. Director Waterman noted the cameras themselves could be subject to theft.

Adjournment

- District 1: Director McGraw 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 Larsen, a vote was taken, and the motion carried unanimously.

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- District 3: Director Taylor motioned to adjourn. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Secretary of the Meeting

FRMD Landscape 1/13/25 Board Report

Here is a brief outline of Landscaping Projects timeline for 2025 and beyond. This is provided from Schultz in working with the landscape committee.

-January to March: Plant removals, fabric and rock topdressing, boulder installs, playground mulch, edger replacement, irrigation upgrades & projects and native seeding and wall work.

-April to June: Plant & sod installation.

-July & August: Plant removals, fabric and rock topdressing, boulder installs, playground mulch and edger replacement. Plus wall work.

-September: Plant & sod installation.

-October to December: Plant removals, fabric and rock topdressing, boulder installs, playground mulch, edger replacement, irrigation upgrades & projects and native seeding. Plus wall work.

Meeting notes from January 8, 2025 Landscape meeting:

Snow Plowing damage to common area

Schultz will map areas of Lakewood and FRMD damages. Schultz and Lakewood will repair damages following snow season.

Most immediate concerns for Schultz

Fix the native tract repairs as per approval at October 2024 board meeting.

Fix damaged walls for the engineering committee. Filing 13 wall.

Schultz's goal is to have all the plantings, etc. done before the water is turned on (around April 1)

Yale Walk-January

Schultz and Landscape comm. will walk in January, to review 2024 proposal for eventual board consideration. Yale from Indiana to the Tributary is a 2025 committee priority.

H-Tract

Proposal for board consideration of demo scattered perennials and plugging irrigation.

Plugging unused irrigation lines

This will be done on Yale, etc. as needed. The committee is committed to conserving water whenever possible. This cost is part of the existing Yale proposal. Wesley/McIntyre to be done as needed.

Wesley Median

Proposal for board consideration.

2025 District Tree replacements

No trees will be replaced this year. Kris will do the replacement assessments in July for replacement in the spring of 2026. Dead trees will be removed.

Wesley/McIntyre Bed

Median and corner rock bed conversion proposals are for board consideration. Beds adjacent to homeowner fence line, are to be reviewed/walked by the committee to create guidance for Schultz proposal drafting. This entry/exit of the community is a priority of 2025 work.

DRAFT

Description of FRMD Irrigation Controllers Update/Upgrade

The engineer group along with the landscape vendor, discussed in the summer of 2024 the outdated irrigation systems. It was noted, due to the aging systems, technology of the systems could be upgraded to be more water efficient and cost effective. The proposed new controllers can be operated through phone software instead of physically programming each irrigation zone of the community.

From Schultz: The Irrigation Controllers replacement/upgrades: It is a two wire system and there are many two wire controller manufacturers. But baseline uses a proprietary decoder at every valve. The decoder tells the controller where each valve is. So FRMD could switch manufactures, but would need to replace every decoder onsite and then pay to program each decoder at the clock. It's a lot of work for both of those tasks and would be pushing another \$300,000.00 in work on top of the new controllers.

Also, Schultz crews have most time in November-February. Things pick up in March and can create delays if scheduled later into the seasonal work

Proposal

August 2, 2024

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

Project: Install Baseline Clocks online
Alameda & Indiana



Scope

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

15260 Evans Ave: Install clock online	At a cost of	\$10,534.00	_____
<i>Baseline maybe we have to replace some of the decoders because this is the older clock at the property</i>			
Indiana St&Evans Ave: Install clock onli	At a cost of	\$15,502.00	_____
Indiana Way&Indiana St: Install Clock	At a cost of	\$15,502.00	_____
Iliff Ave&Indiana St: Install Clock onli	At a cost of	\$15,502.00	_____
15260 Evans Ave: Install Clock online	At a cost of	\$15,502.00	_____
15101 Harvard Cir: Install Clock online	At a cost of	\$5,351.00	_____
Yale Ave&Indiana St: Install Clock onlin	At a cost of	\$5,361.00	_____
15231 La Salle Ave: Install Clock online	At a cost of	\$5,361.00	_____
2393 Lupine Way: Install Clock online	At a cost of	\$5,361.00	_____
2118 Nile St: Install Clock online	At a cost of	\$5,361.00	_____
		\$99,337.00	_____

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 8/16/2024 Accepted: _____
Schultz Industries, Inc. Date Fossil Ridge Date

Proposal

August 5, 2024

Submitted To: Solterra - Filing 15
7995 E. Prentice Ave. Suite 103E

Greenwood Village CO 80111

Project: Install Baseline Clocks online



Scope

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

15649 Baker Ave: Install Clock online	At a cost of	\$5,857.00	_____
15685 La Salle Ave: Install Clock online	At a cost of	\$5,857.00	_____
		<u>\$11,714.00</u>	

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 8/16/2024 Accepted: _____
Schultz Industries, Inc. Date Solterra - Filing 15 Date

Proposal

August 5, 2024

Submitted To: Solterra - Filing 16
7995 E. Prentice Ave., Suite 103E

Greenwood Village CO 80111

Project: Install Baseline Clock online



Scope

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

2118 Nile St: Install Clock online

At a cost of

\$2,474.00

\$2,474.00

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:

8/16/2024

Accepted:

Schultz Industries, Inc.

Date

Solterra - Filing 16

Date

Retreat and Pool Report: January 2025

Rentals: The Retreat hosted 13 private events and 11 community gatherings (Book Clubs, Bunco, Empty Nesters, 100 Women of Solterra, Board Meeting and Mahjong)

**** Retreat Revenue for December events = \$2,695 unaudited.

**** Retreat Revenue for all of 2024 events = \$53,887.50 unaudited

Social Committee Event and Resident Movie Event: The annual Santa event was a success. Mat discussed with Mr. and Mrs. Claus opportunities to extend the 2025 offering. Additional hours and resident access will be worked out and the structure will be provided to the board later in the year. The holiday kids film (the grinch) was a success with both kids and parents present. CRS observed no issues or filed any complaints with the resident group activity.

Fitness: Classes are being held in the fitness building.

****Fitness revenue for September = \$78.57

Pool: Quotes are being requested for concrete jacket of settling areas adjacent to pool deck per a specifications report provided by the District engineer.

Currently possess 2 out of 3 quotes for the interior pool replastering and expecting the 3rd quote in January 2025.

Expenses:

Date	Company	Dollar Amount	Reason for Using the Card
1/6/2025	Amazon	\$ 48.41	Replace signs that were damaged by the wind

Maintenance, Ongoing tasks and completed tasks:

4 GFIs were replaced in the parking lot due to function concerns.

The previous approved NTE for locking of the tennis court proposal required additions and edits from the vendor. Mat and Phil are going to rebid this project for competitive quotes.

A new entrance chandelier was replaced due to the previous chandelier malfunctioning.

Graffiti was removed on the lower monument.

A vehicle damaged a retaining wall near Indiana and Alameda. A police report was filed along with a claim to the district insurance provider. The current holdup is due to the insurance provider obtaining driver information in an attempt to recover the costs for a repair.

The bar countertop has a chip or wear and tear that is being evaluated. Requests for evaluation have been made.

4 Benches throughout the community showing signs of cracking and rusting are going to be replaced under warranty. The replacements will arrive towards the end of January. Schultz will provide the labor for installation as the only cost to the District.

DRAFT

Brick Master Inc
7135 W Ellsworth Ave
Lakewood, CO 80226 US
(720) 448-1304
brickmastercolo@gmail.com

Estimate



ADDRESS
Fossil Ridge Metro District Alameda Pkwy And Indiana Monument Sign Lakewood, Co 80228

ESTIMATE #	DATE	
1551	03/04/2024	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Job Description-	Repair damaged cultured stone caps and loose retaining wall stones near park	1	0.00	0.00
	Demo	Demo of Existing Cultured Stones and Caps that are loose and cleaning of old mortar from concrete wall	172	7.96	1,369.12
	Installation-	Installation of Metal Lath attached via powder actuated fastener -installation of perforated metal sheet for base coat and long term fix to loose and falling stone veneer and caps - approximate sq ft - per sq ft	172	10.96	1,885.12
	Cultured Stone-Installation	Installation of Cultured (Synthetic Stone) and caps - sq ft flats - linear ft corners	172	15.96	2,745.12
	Purchase-	Purchase of Stone Veneer - per sq ft, per liner ft - flats , corners	80	16.06	1,284.80
	Cap Purchase	Purchase of Caps - Stone, Precast, Concrete or other - size;	23	115.96	2,667.08
	Delivery	Delivery of materials to job site	1	296.96	296.96
	Disposal	Disposal of trash associated with masonry repair or installation	1	129.96	129.96
	Provides	Brick Master provides all above quoted material unless specified otherwise	1	0.00	0.00
	Contractor Provides	Contractor CRS provides -clean and clear work space -water and electricity -any specified notes or agreement will be noted on estimate	1	0.00	0.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Binding Contract	- Please sign and date below to accept said terms x _____ sign x _____ date Payment is due at completion of service, also a down payment of 50% is required upon dropping of materials and commencement of work	1	0.00	0.00
	Notes	Please note;	1	0.00	0.00

TOTAL

\$10,378.16

Accepted By

Accepted Date

DRAFT

Brick Master Inc
7135 W Ellsworth Ave
Lakewood, CO 80226 US
(720) 448-1304
brickmastercolo@gmail.com

Estimate



ADDRESS
Fossil Ridge Metro District Alameda Pkwy And Indiana Monument Sign Lakewood, Co 80228

ESTIMATE #	DATE	
1703	10/11/2024	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Job Description-	Golf Cart Accident Repair damaged cultured stone caps and loose retaining wall stones near park	1	0.00	0.00
	Demo	Demo of Existing Cultured Stones and Caps that are loose and cleaning of old mortar from concrete wall	20	7.96	159.20
	Installation-	Installation of Metal Lath attached via powder actuated fastener -installation of perforated metal sheet for base coat and long term fix to loose and falling stone veneer and caps - approximate sq ft - per sq ft	20	10.96	219.20
	Cultured Stone-Installation	Installation of Cultured (Synthetic Stone) and caps - sq ft flats - linear ft corners	20	15.96	319.20
	Purchase-	Purchase of Stone Veneer - per sq ft, per liner ft - flats , corners	20	16.06	321.20
	Cap Purchase	Purchase of Caps - Stone, Precast, Concrete or other - size;	10	115.96	1,159.60
	Delivery	Delivery of materials to job site	1	296.96	296.96
	Disposal	Disposal of trash associated with masonry repair or installation	1	129.96	129.96
	Provides	Brick Master provides all above quoted material unless specified otherwise	1	0.00	0.00
	Contractor Provides	Contractor CRS provides -clean and clear work space -water and electricity -any specified notes or agreement will be noted on estimate	1	0.00	0.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Binding Contract	- Please sign and date below to accept said terms x _____ sign x _____ date Payment is due at completion of service, also a down payment of 50% is required upon dropping of materials and commencement of work	1	0.00	0.00

TOTAL

\$2,605.32

Accepted By

Accepted Date

DRAFT

THE RETREAT
RESIDENT ACTIVITY/GROUP APPLICATION

15250 W. Evans Avenue Lakewood, Colorado 80228

Phone 303-980-5450

Activity/Group: Monday Bridge Group

Purpose: Monday Bridge Group

Resident sponsor's name: Barbara Diemer, 15161 W. Harvard Circle

Phone number: ^{Barb}309-831-9883

Janice Page 15143 W. Harvard Cir

Email address: diemerbarb4@gmail.com

^{co-sponsor}
503-250-4772

pagejc0410@gmail.com

Meeting space requested:

- ☒ 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.

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.

Barbara Diemer

Signature of applicant

1-8-25

Date

Signature of CRS and/or Retreat staff

Date

Date of Board Approval

Resident Group Activity Request or Possible Continuation

From: Phil Schneider <pschneider@crsofcolorado.com>

Sent: Monday, January 6, 2025 1:46 PM

To: Mat Birkeness <mbirkeness@crsofcolorado.com>

Subject: RE: Solterra Movie 2025

Mat,

All of the dates are currently available and we can hold them for the movie day/nights. As for showing the movie in the amphitheater, since most residents live near by and can walk, I think we could increase the number to 125 for the viewing. I don't think we will want to go over that number as people will be utilizing the building and I am not sure if we can fit more seats for people to view. The major thing is we will need to bring in additional staff to sit in the pool area during the event to make sure no one enters that area. That is the only additional cost I can see for the summer event.

Phil Schneider

From: Mat Birkeness <mbirkeness@crsofcolorado.com>

Sent: Monday, January 6, 2025 11:49 AM

To: Phil Schneider <pschneider@crsofcolorado.com>

Subject: FW: Solterra Movie 2025

Phil- we can add this to the January agenda or the March agenda. But, to start do you have any questions/concerns?

Thanks

Mat

From: Rob Verdery <rverdery@gmail.com>

Sent: Monday, January 6, 2025 9:40 AM

To: Mat Birkeness <mbirkeness@crsofcolorado.com>

Subject: Solterra Movie 2025

Hi Mat,

I hope you had a great holiday and Happy 2025!

I was hoping to get on the Retreat Calendar for 2025 and I had some tentative dates for our next movie screenings at the Retreat.

Is Saturday March 29th morning available?

Also looking at Saturday August 16th in the evening. Wanted to discuss the possibility of having an outdoor screening in the ampitheatre at sunset. Is that possible? If so, what would our capacity be

out there? Thinking about doing a larger event for “back to school” at the end of summer for all the families.

Lastly, I wanted to go ahead and get on the calendar for Saturday Dec. 6th morning to do another holiday screening like we just did.

Let me know your thoughts. I felt like it was great success.

Thank you!

Rob Verdery

Rverdery@gmail.com

DRAFT

**JOINT RESOLUTION
BOARD OF DIRECTORS OF THE
FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 2 & 3**

**A JOINT RESOLUTION CONSENTING TO THE OVERLAPPING OF JURISDICTION BY THE
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1**

WHEREAS, together, Fossil Ridge Metropolitan District No. 1 ("**District 1**"), Fossil Ridge Metropolitan District No. 2 ("**District 2**"), and Fossil Ridge Metropolitan District No. 3 ("**District 3**") comprise the residential community located in Lakewood, Colorado known as Solterra. District 1, District 2, and District 3 are referred to collectively herein as the "**Districts**";

WHEREAS, the Districts are commonly governed by that certain Second Amended and Restated Service Plan approved on August 27, 2007, and the Master Intergovernmental District Facilities and Construction and Service Agreement entered into by and between the Districts as of January 8, 2008, for the purpose of providing construction improvements, financing, and ongoing facility and improvement maintenance, repair, and residential services to the Solterra community;

WHEREAS, due to its historic status as the "developer-controlled district," District 1 has a limited pool of electors within its jurisdiction who are eligible to become candidates for the District 1 Board of Directors ("**Board**") and to vote in District 1 elections, which inhibits the availability qualified individuals willing to serve on the District 1 Board or to make decisions regarding District 1 ballot measures;

WHEREAS, from time to time, property owners from within District 2 and/or District 3 may petition to have their properties included within District 1 in order to qualify the eligible property owners and residents thereof as eligible electors of District 1;

WHEREAS, C.R.S. § 32-1-107 provides that no special district may be organized wholly or partly within an existing special district providing the same service without the consent of the existing special district to the overlapping special district providing the same service; and

WHEREAS, the District 2 Board and District 3 Board have determined that it is in the best interests of each of their respective Districts and the Solterra community as a whole to promote the greater availability of eligible electors to become candidates for the District 1 Board and to vote in District 1 elections, and that such property inclusions promote community cohesion rather than fragmentation.

NOW THEREFORE, pursuant to C.R.S. § 32-1-107, be it jointly resolved that the Boards of Directors of Districts 2 and District 3 hereby consent to the overlapping of jurisdiction by District 1 that may occur as the result of any inclusion of property into District 1, which property is also then located within the boundaries of District 2 or District 3.

ADOPTED and APPROVED this 13th day of January, 2025.

BOARD OF DIRECTORS

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2

By: _____
Terry Larson, President

By: _____
Gerry Reese, Secretary

BOARD OF DIRECTORS

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3

By: _____
Aaron Hochstein

By: _____
Gregory Taylor