

THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Lisa Albers	President	2022/May 2022
Paul Yourick	Treasurer	2022/May 2022
Michele Trujillo	Assistant Secretary	2022/May 2022
Matthew Larsen	Assistant Secretary	2023/May 2023
Gary Fantasky	Assistant Secretary	2023/May 2023
Peggy Ripko	Secretary	

DATE: **October 25, 2021**

TIME: **1:00 P.M.**

PLACE: **ZOOM**

DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION. If you experience technical difficulties, email Peggy Ripko at pripko@sdmsi.com.

Join Zoom Meeting

<https://us02web.zoom.us/j/88411043852?pwd=MndxWmNzbTFOWEJlUXo5WTNpc2VXZz09>

Meeting ID: 884 1104 3852

Passcode: 104485

Dial In: 1-346-248-7799

I. ADMINISTRATIVE MATTERS

- A. Confirm Quorum and Present Conflict Disclosures.

- B. Approve Agenda, confirm location of the meeting and posting of meeting.

- C. Review and approve Minutes of the June 28, 2021 special meeting (enclosure).

- D. Discuss status of District website and authorize District President to obtain proposals and select provider.

- E. Consider terminating Eligible Governmental Entity Agreement with the Colorado Statewide Internet Portal Authority for website services.
-

- F. Discuss business to be conducted in 2022 and location (**virtual and/or physical**) meetings (suggested dates are the second Tuesday in June and October). Review and consider approval of Resolution Establishing Regular Meeting Dates, Time and Location, Establishing District Website and Designating Location for Posting 24-Hour Notices (enclosure).
-

- G. Discuss requirements of §32-1-809, C.R.S. (Transparency Notice) and mode of eligible elector notification for 2022 (post to the SDA Website and include with the HOA Newsletter in 2022).
-

II. PUBLIC COMMENTS

- A. _____

III. FINANCIAL MATTERS

- A. Ratify approval of the claims from July 1, 2021 through October __, 2021 in the amount of \$_____ (to be distributed).
-

- B. Review and accept unaudited financial statements for the period September 30, 2021 and schedule of cash position ending September 30, 2021 (to be distributed).
-

- C. Consider engagement of Schilling & Company, Inc. for preparation of 2021 Audit for an amount not to exceed \$_____.
-

- D. Conduct Public Hearing to consider Amendment to 2021 Budget (if necessary) and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures.
-

- E. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolutions to Adopt the 2022 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – Preliminary Assessed Valuation, draft 2022 Budget and Resolutions).
-

- F. Review and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary (enclosure).
-

- G. Authorize the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
-

- H. Consider appointment of District Accountant to prepare the 2023 Budget and direct that the form of 2023 Budget shall be the same as the 2022 Budget.
-

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling May 3, 2022 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 25, 2022 (enclosure). Discuss the need for ballot issues and/or questions.
-

- B. Discuss and rescind approval of First Amendment to Operation Funding Agreement between the District and Meritage Homes of Colorado, Inc.
-

V. COMMUNITY MANAGEMENT / OPERATIONS & MAINTENANCE

- A. Review proposal for snow removal services and consider approval of Service Agreement for Snow Removal Services with Metco Landscape (enclosure).
-

- B. Review proposal for landscape maintenance services and consider approval of Service Agreement for Landscape Maintenance Services with Metco Landscape (enclosure).
-

VI. CONSTRUCTION MATTERS

- A. Discuss status of development / construction outlook.
-

VII. OTHER BUSINESS

- A. _____
-

VIII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED
FOR 2021.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JUNE 28, 2021

A special meeting of the Board of Directors of The Commons at East Creek Metropolitan District (the “District”) was convened on Monday, the 28th day of June, 2021 at 1:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board Meeting was held via Zoom. The meeting was open to the public via conference call.

Directors In Attendance Were:

Michele Trujillo

Matthew Larsen

Gary Fantasky

Also In Attendance Was:

Peggy Ripko; Special District Management Services. Inc. (“SDMS”)

Paula Williams, Esq.; McGeady Becher P.C.

Bill Flynn; Simmons & Wheeler, P.C.

Lisa Albers and Paul Yourick; Meritage Homes of Colorado, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Ms. Ripko confirmed a quorum. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board to the Secretary of State. Ms. Ripko requested that the Directors consider whether they had any conflicts of interest to disclose with regard to any matters scheduled for discussion at this meeting, and noted for the record that there were no new disclosures made by the Directors present at the meeting. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors by the Statutory deadline.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko distributed for the Board’s review and approval a proposed Agenda for the District’s special meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representative nor the general public) attending in-person. The Board further noted that notice of this location was duly posted within the boundaries of the District and the District has not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries.

Designation of 24-hour Posting Location: Upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting west of the Western entrance of the District along Mississippi.

Resignation of Director: The resignation of Director Glenn Nier was acknowledged effective as of November 20, 2020.

Consideration of Board Appointment After Publication of Notice of Vacancy: It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was made on April 22, 2021 in the Aurora Sentinel and no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, following discussion and upon motion duly made by Director Fantasky, seconded by Director Trujillo to nominate Lisa Albers and Paul Yourick to fill the vacant Board terms and, upon vote, unanimously carried, the Board appointed Lisa Albers and Paul Yourick to fill the vacancies on the Board of Directors.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Lisa Albers
Treasurer	Paul Yourick
Secretary	Peggy Ripko
Assistant Secretary	Matt Larsen
Assistant Secretary	Gary Fantasky
Assistant Secretary	Michelle Trujillo

PUBLIC COMMENT There were no public comments.

CONSENT AGENDA **Consent Agenda:** The Board considered the following actions:

- Consider approval of Minutes of the October 26, 2020 special meeting.
- Ratify appointment of District Accountant to prepare the 2022 Budget.
- Ratify use of Bill.com for payment of invoices.

Following review, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the period of November 1, 2020 through June 30, 2021, in the amount of \$21,746.17.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims for the period of November 1, 2020 through June 30, 2021, in the amount of \$21,746.17.

Financial Statements/Schedule of Cash Position: Mr. Flynn reviewed the unaudited financial statements of the District for the period ending March 31, 2021.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending March 31, 2021, as presented.

RECORD OF PROCEEDINGS

2020 Audit Preparation: The Board discussed the preparation of the 2020 Audit.

Following discussion, upon motion duly made by Director Fantasky, seconded by Director Trujillo and, upon vote, unanimously carried, the Board ratified the appointment of Wipfli LLP to prepare the 2020 Audit.

2020 Audit: Mr. Flynn reviewed the 2020 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements, pending final review, and authorized execution of the Representations Letter.

2022 Budget Hearing: The Board considered setting the date for a public hearing to adopt the 2022 Budget for October 25, 2021, at 1:00 p.m., to be held at Meritage Homes of Colorado, 8400 East Crescent Parkway, Suite 200, Greenwood Village, Colorado 80111 or virtually pending COVID-19 restrictions.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Trujillo and, upon vote, unanimously carried, the Board set the date of the Public Hearing to adopt the 2022 Budget, for October 25, 2021 at 1:00 p.m. via Zoom.

LEGAL MATTERS

First Amendment to Resolution No. 2020-02-08 Regarding Colorado Open Records Act Requests: Attorney Williams discussed with the Board the First Amendment to Resolution 2020-02-08 regarding Colorado Open Records Act requests

Following discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board adopted the First Amendment to Resolution No. 2020-02-08 Regarding Colorado Open Records Act Requests.

Meritage Homes of Colorado, Inc. Deed: The Board discussed the deed from Meritage Homes of Colorado, Inc. to the District conveying certain Tracts in Commons at East Creek at Tower Landing Subdivision Filing No. 1.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board approved the deed from Meritage Homes of Colorado, Inc., and accepted the conveyance of certain Tracts in Commons at East Creek at Tower Landing

RECORD OF PROCEEDINGS

Subdivision Filing No. 1 to the District, subject to a final walk through and completion of any punch list items.

Meritage Homes of Colorado, Inc. Bill of Sale: Attorney Williams discussed with the Board, a Bill of Sale from Meritage Homes of Colorado, Inc. to the District for conveyance of certain public improvements.

Following review and discussion, upon motion duly made by Director Fantasky, seconded by Director Larsen and, upon vote, unanimously carried, the Board approved the Bill of Sale from Meritage Homes of Colorado, Inc. for conveyance of certain improvements to the District, subject to a final walk through and completion of any punch list items.

COMMUNITY MANAGEMENT

Ms. Ripko noted that SDMS is conducting inspections twice a month. There appears to be general compliance other than trash cans being left out.

CONSTRUCTION MATTERS

2021 Development / Construction Outlook: Director Fantasky gave an update. It was noted that most landscaping is installed. Home construction is anticipated to be complete by year end.

OTHER BUSINESS

There was no other business at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Fantasky, seconded by Director Larsen, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2021-10-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

- A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.
- C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.
- E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Commons at East Creek Metropolitan District (the “**District**”), Arapahoe County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on _____ at _____, at _____ [indicate physical location and/or virtual location (telephonically, electronically, or by other means)].

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) West of the western entrance along Mississippi.

10. Gary Fantasky, or his designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**COMMONS AT EAST CREEK
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity ☒ YES ☐ NO

Date: August 25, 2021

NAME OF TAX ENTITY: COMMONS AT EAST CREEK METRO DISTRICT

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$	629,295
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$	1,014,502
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$	1,014,502
5. NEW CONSTRUCTION: *	5. \$	476,395
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$	0
7. ANNEXATIONS/INCLUSIONS:	7. \$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9. \$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$	10,969,798
--	-------	------------

ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2. \$	6,662,842
3. ANNEXATIONS/INCLUSIONS:	3. \$	0
4. INCREASED MINING PRODUCTION: §	4. \$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$	0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1. \$	0
---	-------	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$	9,355
--	----	-------

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.



PK Kaiser, MBA, MS

Assessor

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax: 303-797-1295
<http://www.arapahoegov.com/assessor>
assessor@arapahoegov.com

August 25, 2021

AUTH 4244 COMMONS AT EAST CREEK
METRO DISTRICT
SPECIAL DISTRICT MANAGEMENT
SERVICES
C/O PEGGY RIPKO
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4244

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2021 of:

\$1,014,502

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

The Commons at East Creek Metropolitan District
Proposed Budget
General Fund
For the Year ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>3/31/2021</u>	Actual <u>2021</u>	Proposed Budget <u>2022</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 6,996
Revenues:					
Property taxes	-	18,879	4,896	18,879	30,435
Specific ownership taxes	-	1,511	334	1,200	2,436
Property taxes ARI	-	700	182	700	1,129
Specific ownership taxes ARI	-	56	12	56	90
Transfer fees	-	13,200	2,400	4,500	13,200
District fees	-	58,320	7,697	45,000	58,320
Developer advance	6,259	36,891	-	-	-
Total revenues	6,259	129,557	15,521	70,335	105,610
Total funds available	6,259	129,557	15,521	70,335	112,606
Expenditures:					
Accounting and audit	836	9,500	626	9,500	11,000
Election expense	-	-	-	-	5,000
Insurance	-	5,000	2,259	2,300	5,000
Legal	1,273	15,000	1,758	15,000	20,000
District management	4,150	15,000	3,396	15,000	20,000
Miscellaneous	-	1,000	403	500	1,000
Other O&M expenses	-	74,390	-	20,000	42,912
ARI Mill levy	-	745	-	745	1,202
Treasurer fees	-	283	73	283	457
Treasurer fees ARI	-	11	3	11	17
Contingency/reserve	-	5,000	-	-	3,712
Emergency reserve (3%)	-	3,628	-	-	2,306
Total expenditures	6,259	129,557	8,518	63,339	112,606
Ending fund balance	-	-	\$ 7,003	6,996	-
Assessed valuation	\$ -	\$ 629,295		\$ -	\$ 1,014,502
District Mill levy		30.000			30.000
Aurora Regional Mill levy		1.113			1.113

The Commons at East Creek Metropolitan District
Proposed Budget
Capital Projects Fund
For the Year ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>3/31/2021</u>	Actual <u>2021</u>	Proposed Budget <u>2022</u>
Beginning fund balance	\$ -	\$ -	\$ 24,410	\$ 24,410	\$ 24,410
Revenues:					
Bond proceeds - Series A	1,495,000	-	-	-	-
Bond proceeds - Series B	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-
Transfer from Capital Projects Fund	-	-	-	-	-
Developer advances	1,817,399	-	-	-	-
Interest income	17	-	-	-	-
Miscellaneous Income	-	-	-	-	-
Total revenues	<u>3,312,416</u>	-	-	-	-
Total funds available	<u>3,312,416</u>	-	<u>24,410</u>	<u>24,410</u>	<u>24,410</u>
Expenditures:					
Capital outlay	1,817,399	-	-	-	24,410
Issuance costs	166,107	-	-	-	-
Repay developer advances	1,085,761	-	-	-	-
Transfer to Debt Service	<u>218,739</u>	-	-	-	-
Total expenditures	<u>3,288,006</u>	-	-	-	<u>24,410</u>
Ending fund balance	<u>\$ 24,410</u>	<u>\$ -</u>	<u>\$ 24,410</u>	<u>\$ 24,410</u>	<u>\$ -</u>

The Commons at East Creek Metropolitan District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2022

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>3/31/2021</u>	Actual <u>2021</u>	Proposed Budget <u>2022</u>
Beginning fund balance	\$ -	\$ 206,891	\$ 211,932	\$ 211,932	\$ 169,586
Revenues:					
Property taxes	-	35,029	9,095	35,029	56,471
Specific ownership taxes	-	2,803	619	2,800	4,519
Interest income	45	3,500	33	100	100
Transfer from capital projects	<u>218,739</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>218,784</u>	<u>41,332</u>	<u>9,747</u>	<u>37,929</u>	<u>61,090</u>
Total funds available	<u>218,784</u>	<u>248,223</u>	<u>221,679</u>	<u>249,861</u>	<u>230,676</u>
Expenditures:					
Bond interest	6,852	74,750	-	74,750	74,750
Treasurer fees	-	525	136	525	847
Trustee / paying agent fees	<u>-</u>	<u>4,000</u>	<u>-</u>	<u>5,000</u>	<u>4,000</u>
Total expenditures	<u>6,852</u>	<u>79,275</u>	<u>136</u>	<u>80,275</u>	<u>79,597</u>
Ending fund balance	<u>\$ 211,932</u>	<u>\$ 168,948</u>	<u>\$ 221,543</u>	<u>\$ 169,586</u>	<u>\$ 151,079</u>
Assessed valuation	<u>\$ -</u>	<u>\$ 629,295</u>		<u>\$ -</u>	<u>\$ 1,014,502</u>
Mill Levy	<u>-</u>	<u>55.664</u>		<u>-</u>	<u>55.664</u>
Total Mill Levy	<u>-</u>	<u>86.777</u>		<u>-</u>	<u>86.777</u>

RESOLUTION NO. 2021 - 10 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of The Commons at East Creek Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 25, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Commons at East Creek Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of The Commons at East Creek Metropolitan District for the 2022 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 25th day of October, 2021.

Secretary

EXHIBIT A
(Budget)

I, Peggy Ripko, hereby certify that I am the duly appointed Secretary of The Commons at East Creek Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of The Commons at East Creek Metropolitan District held on October 25, 2021.

By: _____

RESOLUTION NO. 2021 - 10 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of The Commons at East Creek Metropolitan District (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 25, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Commons at East Creek Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021-10-_____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN

- A. The Commons at East Creek Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved by the City Council of the City of Aurora, on August 5, 2019, (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy of fifty (50) mills for the payment of Debt (as defined in the Service Plan) (the “**Maximum Debt Mill Levy**”) and requires the District to impose the ARI Mill Levy (as defined in the Service Plan) upon the taxable property within the District pursuant to the provisions of the Service Plan (the ARI Mill Levy with the Maximum Debt Mill Levy are collectively referred to herein as the “**Maximum Mill Levies**”).
- D. The Service Plan authorizes adjustment of the Maximum Mill Levies in the event that the method of calculating assessed valuation is changed after 2004 (the “**Baseline Year**”), by any change in law, changes in method of calculating assessed valuation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levies may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors (the “**Board**”) in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 7.96%.
- G. In 2017, the Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- H. In 2019, the General Assembly passed Senate Bill 19-255, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential

property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

I. In 2020, the voters of the State of Colorado passed Amendment B, which repealed Article X, Section 3 of the Colorado Constitution (“**Amendment B**”) such that the ratio of valuation for assessment of real property for 2021 and thereafter, unless further amended by the General Assembly or voters of the State, is 7.15%.

J. In compliance with the Service Plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property as set by the General Assembly for property tax year 2021, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Mill Levies, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Commons at East Creek Metropolitan District, County of Arapahoe, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Deby Mill Levy and the ARI Mill Levy for collection year 2022 to reflect that Amendment B set the ratio of valuation for assessment for residential real property to 7.15%, which is a change from the 7.96% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows for a total mill levy imposition of 55.664 mills for the payment of Debt (the “**Adjusted Debt Mill Levy**”) and a mill levy imposition of 1.113 mills for the ARI Mill Levy (the “**Adjusted ARI Mill Levy**” and with the Adjusted Debt Mill Levy, the “**Adjusted Mill Levies**”) so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 7.15% for collection year 2022.

3. The Adjusted Mill Levies shall be reflected in the District’s Certification of Tax Levies to be submitted to the Arapahoe Board of County Commissioners on or before December 15, 2021, for collection in 2022.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON October 25, 2021.

**THE COMMONS AT EAST CREEK
METROPOLITAN DISTRICT**

President

Attest:

Secretary

RESOLUTION NO. 2021-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The term of the office of Director Michele Trujillo shall expire upon the election of her successor at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successor taking office.

B. The terms of the offices to which Directors Lisa Albers and Paul Yourick have previously been appointed expires upon their re-election, or the election of their successor at the Election, and upon such successor taking office.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Commons at East Creek Metropolitan District (the “**District**”) of the County of Arapahoe, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Peggy Ripko shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Peggy Ripko Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Peggy Ripko, the Designated Election Official for the District, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**THE COMMONS AT EAST CREEK
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary



Exhibit “A”

2021-22 Snow Removal Rates

\$120.00	per hour, Pick-Up Truck with 7.5 Foot Plow
\$60.00	per hour, per laborer, Hand Shoveling
\$75.00	per hour, Snow Blower
\$90.00	per hour, ATV w/Blade
\$165.00	per hour, Skid Steer with Bucket
\$165.00	per hour, Skid Steer with Pusher/Plow
\$275.00	per hour, Front-End Loader (2-hr minimum)
\$275.00	per hour, Front-End Loader with Pusher/Box (2-hr minimum)
\$200.00	per hour, Dump Truck 15-yard
\$0.85	per pound, Ice Melt plus \$65.00 per hour application
\$250.00	per ton, Ice Slicer plus \$135.00 per hour application

Additional services if requested by client:

\$75.00	per hour, obstacle identification service plus \$3.50 per stake
---------	---

- One hour minimum charge per service and job site.
- Mobilization costs, portal to portal, will be included in the hourly services for each visit.
- Snow removal on Thanksgiving Day, Christmas Eve, Christmas Day, New Year’s Eve, New Year’s Day and Easter will be charged at 1.5 times the normal rates.



Exhibit “B”

2020–21 Snow Removal Emergency Equipment Rates

For use in extreme snow/blizzard events of 12 inches or greater, accumulation in one 24-hour period.

\$260.00	per hour, Mobilization Time, Portal-to-Portal.
\$75.00	per hour, Fueling heavy equipment as necessary.
\$150.00	per hour, Pick-Up Truck with 7.5 Foot Plow
\$75.00	per hour/per laborer, Hand Shoveling
\$94.00	per hour, Snow Blower
\$115.00	per hour, ATV w/Blade
\$210.00	per hour, Skid Steer with Bucket
\$210.00	per hour, Skid Steer with Pusher/Plow
\$345.00	per hour, Front-End Loader (2-hr minimum)
\$345.00	per hour, Front-End Loader with Pusher/Box
\$250.00	per hour, Dump Truck 15-yard
\$1.50	per pound, Ice Melt plus \$65.00 per hour application
\$250.00	per ton, Ice Slicer plus \$315.00 per hour application

Additional services if requested by client

\$95.00	per hour, Obstacle Identification Service plus \$5.00 per Stake
---------	---

- One hour minimum charge per service and job site.
- Rental Equipment will be contracted as available upon approval from Client. The Contractor will monitor weather to be prepared in the event of a large storm and have necessary resources available, however assumes no liability for the unavailability of rental equipment and operators.



Commons at East Creek
LANDSCAPE MAINTENANCE PROPOSAL

2022 SERVICES

1/1/22

12/31/22

MAINTENANCE SERVICE	FREQUENCY	TERM
MOW, TRIM, BLOW - IRRIGATED TURF AREAS	26	APRIL - OCTOBER
EDGING - IRRIGATED TURF AREAS (BI-WEEKLY)	14	APRIL - OCTOBER
LITTER PICK UP - LANDSCAPED AREAS (SUMMER)	26	APRIL - OCTOBER
LITTER PICK UP - LANDSCAPED AREAS (WINTER)	24	OCTOBER - APRIL
SITE INSPECTIONS	12	JANUARY - DECEMBER
SPRING CLEAN UP - LANDSCAPED AREAS (INCLUDES CUTTING BACK PERENNIAL GRASSES)	1	APRIL
SHRUB/TREE PRUNING (UNDER 10') - AESTHETIC	2	JUNE & SEPTEMBER
CORE AERATION - IRRIGATED TURF AREAS	1	APRIL/MAY
FALL CLEAN UP - LANDSCAPED AREAS (INCLUDES CUTTING BACK PERENNIAL FLOWERS)	1	NOVEMBER
FERTILIZATION & WEED CONTROL SERVICE	FREQUENCY	TERM
MANUAL WEED CONTROL - LANDSCAPED BEDS	26	APRIL - OCTOBER
CHEMICAL WEED CONTROL - LANDSCAPED BEDS, SIDEWALKS AND CURB/GUTTER	7	APRIL - OCTOBER
TREE WELL MAINTENANCE (CHEMICAL APPLICATION)	2	APRIL - OCTOBER
PRE-EMERGENT APPLICATION -MULCH AND ROCK BEDS, IRRIGATED TURF AREAS AS NEEDED	1	APRIL
BROADLEAF WEED SPRAY - IRRIGATED TURF AREAS	3	APRIL/MAY, JULY & SEPT
FERTILIZATION - IRRIGATED TURF AREAS	3	APRIL/MAY, JULY & SEPT
IRRIGATION SERVICE	FREQUENCY	TERM
IRRIGATION ACTIVATION	1	APRIL
IRRIGATION SITE VISITS	20	APRIL - OCTOBER
IRRIGATION WINTERIZATION	1	OCTOBER
TOTAL CONTRACT PRICE:		\$17,195.00
MONTHLY PAYMENT AMOUNT		\$1,432.92

ADDITIONAL SERVICES (NOT INCLUDED IN BASE CONTRACT PRICE)	FREQUENCY	COST
FALL AERATION	UPON APPROVAL	
NATIVE AREA MAINTENANCE (MOWING, TRASH)	3	INCLUDED
NATIVE AREA WEED CONTROL	1	INCLUDED
BEAUTY BAND NATIVE ALONG SIDEWALK	3	INCLUDED
IRRIGATION SYSTEM REPAIR	UPON APPROVAL	T & M
INSECT AND DISEASE CONTROL	UPON APPROVAL	T & M
TREE WRAP/UNWRAP	UPON APPROVAL	T & M
WINTER WATERING EACH	UPON APPROVAL	T & M
LARGE DEBRIS REMOVAL	UPON APPROVAL	T & M

2200 Rifle Street ~ Aurora, CO 80011 ~ (303)421-3100 Office ~ (303)421-1120 Fax

Steve Castiglione



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement ("Agreement") between the District and Special District Management Services, Inc. ("SDMS"), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.