
St. Vrain Lakes Metropolitan Districts 1-4 Management Report February 4, 2020

Community Activities

- **District Management Onsite:** As on January 31, 2020 the District's management team has arranged for a team member to be onsite weekly, Friday from 9:00a.m.-3:00p.m. at The Cove to provide residents an additional communication avenue for inquiries related to facility, finance, district or community management services provided by Pinnacle Consulting Group.
- **Newsletter – First Quarter:** The District's first quarter newsletter was distributed to residents on January 13th. The newsletter focused on 2020 election information, access card renewal, committees, event updates, and frequently asked questions.
- **Barefoot Lakes Community Meeting:** On January 21st the District's management team conducted a Barefoot Lakes Community Meeting at The Cove. A District 101, overview of operations, resident committee opportunities, design review process, and covenant enforcement were provided by Pinnacle.
- **Resident Committees:**
 - **Social:** The Social Committee has determined to hold monthly committee meetings throughout 2020. For a complete copy of the January 2020 Social Committee meeting minutes and report email updates@svlmd-barefootlakes.com.
 - **Finance:** The Finance Committee orientation session occurred January 21, 2020. The Finance Committee will hold its first quarterly meeting with the District's management team on February 10, 2020.
 - **Modifications:** The Modifications Committee orientation session occurred January 21, 2020. The Finance Committee will hold its first quarterly meeting with the District's management team on February 11, 2020.
- **Covenant Enforcement:** The District's management team conducted bi-monthly covenant inspections and issued a total of 470 Advisory Letters in 2019. Currently, there are 4 Notices of Ongoing Violations. The largest violations noted across the District are regarding property maintenance, and Design Review application not being submitted and approved prior to installation of rear yards. The District's management team has transitioned to monthly covenant inspections, in accordance with the amended and restated Declaration of Covenants, Conditions and Restrictions for Barefoot Lakes.
- **Design Review Committee Coordination:** The District's management team coordinated design review approvals on a total of 137 applications submitted in 2019. The District's management team has coordinated design review approval on a total of 25 applications as of February 1, 2020. Effective February 1, 2020 the Design Review Committee has delegated the rear yard application review and approval process to the District's Landscape Architect, Colorado Vista Landscape to increase the turnaround time of applications being reviewed and approved. Application will be reviewed on a bi-weekly basis.

- **Update on Collection of Development and Operations Fees:**

Development Fees: As of February 1, 2020, the District has collected Development fees on a total of:

229 lots in Filing 1 –	\$675,550
36 lots in Filing 1.2–	\$106,200
139 lots in Filing 2 –	\$410,050
17 lots in Filing 2.1 -	\$ 50,150
<u>51 lots in Filing 3 –</u>	<u>\$150,450</u>
472 lots Total –	\$1,392,400

Operations Fees: On January 1st, the District’s management team billed out first quarter operations fees (\$195/quarter) to homeowners. A total of 266 homeowners were billed for first quarter operations fees, totaling \$51,870.

Homeowner Closings: The District’s management team has processed 134 closings in 2019. As of February 1st, District ownership records reflect 278 lots are resident owned, and 207 lots are builder owned.

Firming Fee: The District’s management team has implemented the Firming Fee collections and remittance process, pursuant to the Agreement to Act as Receiving Agent for Firming Fee Collections. The Firming Fees Collection Report for 2019 is enclosed.

Operation and Maintenance

- **The Cove**

- **Survey:** As of January 31st, 51 residents have responded to the Event and Community Programming survey coordinated by the YMCA of Denver. A total of 21 questions were asked related to the types of events and programming residents completing the survey would like to see in Barefoot Lakes. For a complete report please contact updates@svlmd-barefootlakes.com.
- **YMCA Scope of Service:** The YMCA service contract for 2020 is currently being finalized with adjustments to the previous scope of work based on feedback from the board and opportunities to save on programming costs. The primary change is that in lieu of the District paying the YMCA to provide certain programs, the YMCA will continue to offer fitness classes (3/week), child watch (as scheduled), kids night out (12/year), group swim lessons (2 sessions/year), private swim lessons (as scheduled) and other youth/adult classes/programs, however, participants will pay the YMCA directly and 30% of the net annual revenue will be shared back to the District. For these programs, the District would continue to supply the facility and use of equipment at no charge. Along with the District’s management team being onsite on Friday’s to help offset some YMCA staffing hours, these adjustments are going to save over \$40,000 from The Cove’s 2020 budget.

- **Lake Use Policy Change:** The District’s management team has coordinated new lake use policy signage that will be installed February 5th in accordance with the Lake Use Policy adopted at the November 13, 2019 regular board meeting. The crusher fine trails to the designated fishing locations, and additional educational signage is currently being coordinated with High Plains Environmental Center and is on track to be installed early 2Q, 2020.

The District’s management team is continuing to coordinate with the Town of Firestone and SUP Colorado, the third-party contractor slated to provide paddle board and kayak rentals off the Peninsula Park Pier & Dock. This service is tentatively scheduled to begin Memorial Day, 2020, pending installation of the Pier & Dock by Barefoot Lakes developer, Brookfield Residential.

- **Lakes Operations & Maintenance:** The District’s management team has continued to work with High Plains Environmental Center and Solitude Lake Management to manage the rehabilitation of natural habitat and mitigate erosion along the edges of Barefoot Lakes.

- **Aquatic Resource Management:** Solitude Lake Management has provided the 2019 Lake Management Report documenting the progress in water quality for the Boards review, as noted on the February 4, 2020 Board Meeting Agenda. The District has added riprap and other natural elements to five locations in the lakes to create additional underwater fish habitat.
- **Outlet Structure Improvements:** District management met with representatives of the Little Thompson Water District regarding the outlet structure safety and access concerns. The District storm water contractor has completed a cleanup and crusher fine path to the outlet structure. No later than February 28, 2020 the additional fencing, planking, and chain/sign to restrict access will be completed, in accordance with the 2020 OM Adopted Budget.
- **Landscape Maintenance:**
 - Landscape & Natural Area Management: Following the bid process conducted at the end of 2019, and under advisement of the board, the District has contracted with Environmental Designs Inc. to provide landscape maintenance services to all manicured landscaping accepted by the District. This will include The Cove and the enhanced maintenance homes in Filing 3.
 - Snow Operations: The District has contracted with Environmental Designs Inc. for snow removal. This includes the tracts next to district open spaces, The Cove, and the enhanced maintenance homes in Filing 3. There was a 14-hour snowstorm at the end of November and a storm at the end of December which both required snow removal services.
- **Special Use Area Filing 1:** The District's management team continues to monitor the Filing 1 Special Use Area project which is repurposing the area into home lots and a public green area. There will be an upcoming meeting between the District and developer to determine how the irrigation south of this project site will be capped and reconnected prior to spring irrigation.
- **Natural Habitat Management:** The District's management team has continued to work with High Plains Environmental Center to manage the rehabilitation of natural habitat around Barefoot Lakes. Effective January 1, 2020 High Plains Environmental Center added management and maintenance of natural areas in the residential tracts of Filing 1. HPEC will be coordinating all operations and maintenance including beauty band mowing, weed control, trash pickup, and seeding as needed.

Barefoot Lakes Filing 2 Prepaid Water Fees

Firming Fees Collected in 2019

Count	Lot	Block	Filing	Address	Amount
1	19	1	2	12855 Clearview Street	\$10,000
2	20	1	2	12865 Clearview Street	\$10,000
3	21	1	2	12873 Clearview Street	\$10,000
4	22	1	2	12885 Clearview Street	\$10,000
5	23	1	2	12889 Clearview Street	\$10,000
6	24	1	2	12901 Clearview Street	\$10,000
7	25	1	2	12886 Clearview Street	\$10,000
8	26	1	2	12870 Clearview Street	\$10,000
9	27	1	2	12864 Clearview Street	\$10,000
10	28	1	2	12854 Clearview Street	\$10,000
11	29	1	2	4861 St. Vrain Road	\$10,000
12	30	1	2	4871 St. Vrain Road	\$10,000
13	31	1	2	4883 St. Vrain Road	\$10,000
14	32	1	2	4893 St. Vrain Road	\$10,000
15	33	1	2	4903 St. Vrain Road	\$10,000
16	34	1	2	4911 St. Vrain Road	\$10,000
17	35	1	2	4919 St. Vrain Road	\$10,000
18	36	1	2	4927 St. Vrain Road	\$10,000
19	37	1	2	4933 St. Vrain Road	\$10,000
20	38	1	2	4924 St. Vrain Road	\$10,000
21	39	1	2	4908 St. Vrain Road	\$10,000
22	40	1	2	4898 St. Vrain Road	\$10,000
23	41	1	2	4892 St. Vrain Road	\$10,000
24	42	1	2	4884 St. Vrain Road	\$10,000
25	43	1	2	4872 St. Vrain Road	\$10,000
26	44	1	2	12830 Clearview Street	\$10,000
27	45	1	2	12820 Clearview Street	\$10,000
28	46	1	2	12808 Clearview Street	\$10,000
29	47	1	2	12800 Clearview Street	\$10,000
30	48	1	2	12794 Clearview Street	\$10,000
31	49	1	2	12786 Clearview Street	\$10,000
32	50	1	2	12776 Clearview Street	\$10,000
33	15	2	2	12833 Clearview Street	\$10,000
34	16	2	2	12821 Clearview Street	\$10,000
35	17	2	2	12813 Clearview Street	\$10,000
36	18	2	2	12803 Clearview Street	\$10,000
37	19	2	2	12797 Clearview Street	\$10,000
38	20	2	2	12789 Clearview Street	\$10,000
39	21	2	2	12777 Clearview Street	\$10,000
		Total Collected in 2019			\$390,000