
St. Vrain Lakes Metropolitan Districts 1-4 Management Report November 13, 2019

Community Activities

- **Newsletter – Fourth Quarter:** The District’s fourth quarter newsletter was distributed to residents on October 18th. The newsletter focused on The Cove FAQ, seasonal holiday information, seasonal maintenance reminders, event updates, and frequently asked questions.
 - **Barefoot Lakes Community Meeting:** On October 30th the District’s management team conducted a Barefoot Lakes Community Meeting at The Cove. A District 101, overview of operations, design review process, and covenant enforcement were provided by Pinnacle. A developer update was provided by Brookfield Residential Senior Project Manager, David Carro at the October 30th community meeting, with two residents in attendance.
- OM Fee Increase Community Meeting:** On November 12th the District’s management team conducted a Barefoot Lakes Community Meeting to provide a District 1010 overview and present the \$25/month OM Fee Increase to residents. An email blast with this information also was circulated to residents on November 1st.
- **Covenant Enforcement:** The District’s management team conducts bi-weekly covenant inspections and has issued a total of 306 Advisory Letters in 2019. Currently, there are 22 Notices of Ongoing Violations. The largest violations noted across the District are regarding property maintenance, trash containers not properly being stored, and Design Review application not being submitted prior to installation of rear yards.
 - The District’s management team completed a comprehensive rear yard audit on all lots that have sold to individual owners. This audit was required to identify status of all rear yards, reconcile the District’s property records, and ensure proper enforcement of rear yard installations, and approvals of Design Review applications in accordance with the Residential Improvement Guidelines and Site Restrictions. The District’s management team has identified 45 lots in violation so far in 2019 and is working with each lot owner to bring all lots into compliance.
 - **Design Review Committee Coordination:** The District’s management team has coordinated 134 approvals through the Design Review Committee as of November 1, 2019.
 - **Update on Collection of Development and Operations Fees:**

Development Fees: As of November 1st the District has collected Development fees on a total of:

228 lots in Filing 1 –	\$672,600
36 lots in Filing 1.2–	\$106,200
139 lots in Filing 2 –	\$410,050
16 lots in Filing 2.1 -	\$ 47,200
<u>47 lots in Filing 3 –</u>	<u>\$138,650</u>
466 lots Total –	\$1,374,700

Operations Fees: On October 1st, the District’s management team billed out fourth quarter operations fees to homeowners. A total of 222 homeowners were billed for fourth quarter operations fees, totaling \$43,290.

Homeowner Closings: The District's management team has processed 95 closings so far in 2019. As of November 1st, District ownership records reflect 239 lots are resident owned, and 246 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.

- **Website Development:** The District's management team redeveloped the current District website. The new website was launched August 26th with many new features and online resources for community members to utilize.
- **The Cove Access & Residents Notifications:** The Cove opened for community use on September 7th, with a Grand Opening event coordinated on September 7th by Barefoot Lakes community developer, Brookfield Residential and the YMCA of Denver.
 - Facility Operation: Pinnacles facilities operations team is coordinating with the YMCA on daily operations. Pinnacle is conducting weekly inspections to ensure operational standards are being met.

Operation and Maintenance

- **Landscape and Open Space Management:**
 - Landscape & Open Space Management: Foothills Landscape Management has winterized the irrigation system. Annual fall cleanup will be completed in November. Holiday lighting will be installed in November, and operational the Wednesday before Thanksgiving.
 - Snow Operations: Snowstorms in late October reached the specified trigger depth. The district contractor removed snow in all district areas, including the The Cove and the single home in Filing No. 3.
- **Special Use Area Filing 1 - Plug & Abandonment:** The District's management team continues to monitor the plug and abandonment and site restoration work being coordinated by Anadarko in the Filing 1 Special Use Area. There was damage to another irrigation main in early October. The district landscape contractor capped the damage in order to facilitate winterization work.
- **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. High Plains Environmental Center met with Representatives of the town of Firestone to ensure compliance with municipal code on native grass height and weed management. All native has been mowed down for the season.
- **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. Pinnacle Staff met with representatives of the Little Thompson Water District regarding safety concerns of the outlet structure. The District Storm Water contractor will be providing proposals to address these issues.
- **Aquatic Resource Management:** Solitude Lake Management biologists and technicians continue to utilize nutrient binding products and long-term systemic herbicides to control aquatic vegetation growth. Solitude Lake Management has recommended several locations to add boulders to the lake to enhance fish habitat. SWPPP is preparing a proposal based on these recommendations.