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

Community Activities:

- **Newsletter – First Quarter:** The District’s first quarter newsletter was sent out to all residents on February 1st. The newsletter focused on the design review process, common covenant violations, parking restrictions, and frequently asked questions.
- **Barefoot Lakes Community Meeting:** On February 5th the District’s management team conducted a Barefoot Lakes Community Meeting at the Carbon Valley Regional Library. Twelve residents attended the meeting. A brief District 101, overview of design review process, covenant enforcement, and developer update was provided by Pinnacle.
- **Covenant Enforcement:** The District’s management team conducts bi-weekly covenant inspections and has issued 75 violation letters to residents regarding landscape maintenance, trash totes, parking, required fence treatment, and rear yard landscape installation.
- **Update on Collection of Development and Operations Fees:**

Development Fees: As of February 1st District No. 2 has collected Development fees on a total of:

215 lots in Filing 1 –	\$634,250
36 lots in Filing 1.2–	\$106,200
122 lots in Filing 2 –	\$359,900
<u>12 lots in Filing 3 –</u>	<u>\$ 29,500</u>
385 lots Total –	\$1,135,750

Operations Fees: On January 1st, the District’s management team billed out first quarter operations fees to homeowners. A total of 117 homeowners were billed for first quarter operations fees, totaling \$22,815.

Homeowner Closings: The District’s management team has processed 7 closings so far in 2019. As of February 8th, District ownership records reflect 144 lots are resident owned, and 273 lots are builder owned.

Operation and Maintenance:

- **Manicured Landscape & Open Space Management:** Foothills Landscape Maintenance continues seasonal maintenance operations throughout the Districts. Holiday lighting was removed on January 7, 2019. High Plains Environmental Center will be working closely with Foothills Landscape Maintenance this year to maintain native tracts within Filing 1.
- **Trash & Debris:** High winds carrying trash, debris, and tumbleweeds are an issue for the Districts. Foothills Landscape Management completed a comprehensive site cleanup on January 11th, including fence lines along Ronald Regan and all of Filing 1 common areas. Foothills Landscape Management is currently under contract to provide a weekly site inspection for trash and tumbleweeds, along with sweeping of the sidewalks quarterly.

- **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.
- **The Cove:** The District's management team is recommending discussion at the February 13th Board meeting regarding establishing an interim operational agreement between Barefoot Lakes, LLC and the District, as we are anticipating the final close out and acceptance process to be wrapping up after The Cove is open for residents to utilize. Additionally, the District's management team is recommending discussion at the February 13th Board meeting regarding Board direction to start drafting exhibits to the Policies and Procedures Regarding Recreational Amenities to incorporate all new amenities coming online in 2019.

Lakes Operations & Maintenance

- **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.
- **Aquatic Resource Management:** Solitude Lake Management biologists and technicians will continue to utilize nutrient binding products and long-term systemic herbicides to control aquatic vegetation growth throughout 2019. They also monitor the lakes for any changes in bacteria blooms and adjust the management plan as needed to maintain water quality, fishery, and best appearance possible.
- **2018 Water Quality Report:** Enclosed with this report is Solitude Lake Management's 2018 Annual Water Quality Report for your review.
- **2018 Annual Management Report:** Enclosed with this report is Solitude Lake Management's 2018 Annual Management Report for your review. Solitude biologist will continue to monitor any changes or cyanobacteria blooms, to adjust the management as needed to maintain the water quality, fishery and best appearance possible. Solitude Lake Management is recommending additional measures to continuously monitor fish health and growth by conducting a biological survey including rough fish removal in the Spring of 2019.