
St. Vrain Lakes Metropolitan Districts 1-4 Management Report August 14, 2019

Community Activities

- **Newsletter – Third Quarter:** The District’s third quarter newsletter will be sent out to all residents on August 16th. The newsletter will focus on The Cove opening, new website features, seasonal maintenance reminders, fence treatment requirements, design review process, amenities updates, and frequently asked questions.
- **Barefoot Lakes Community Meeting:** On July 31st the District’s management team conducted a Barefoot Lakes Community Meeting at the Carbon Valley Regional Library. A District 101, overview of design review process, and covenant enforcement were provided by Pinnacle. A developer update was provided by Brookfield Residential Senior Project Manager, David Carro.
- **Covenant Enforcement:** The District’s management team conducts bi-weekly covenant inspections and has issued a total of 256 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 44 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 79 approvals through the Design Review Committee as of August 1, 2019.
- **Update on Collection of Development and Operations Fees:**

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

226 lots in Filing 1 –	\$666,700
36 lots in Filing 1.2–	\$106,200
135 lots in Filing 2 –	\$398,250
16 lots in Filing 2.1 -	\$ 47,200
<u>43 lots in Filing 3 –</u>	<u>\$126,850</u>
456 lots Total –	\$1,345,200

Operations Fees: On July 1st, the District’s management team billed out third quarter operations fees to homeowners. A total of 191 homeowners were billed for first quarter operations fees, totaling \$37,245.

Homeowner Closings: The District’s management team has processed 54 closings so far in 2019. As of August 1st, District ownership records reflect 198 lots are resident owned, and 285 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 has been working to redevelop the current District website. The new website is scheduled to be launched August 26th with many new features and online resources for community members to utilize.
- **The Cove Access & Residents Notifications:** The District's management team will be mailing postcard notifications to property owners regarding the new website and The Cove opening prior to August 26th. Residents will be able to fill out The Cove required forms to receive an access card(s) to the facility starting August 26th. The Cove is anticipated to open for community use on September 7th, with a Grand Opening event being coordinated on September 7th by Barefoot Lakes community developer, Brookfield Residential.
- **The Cove Opening Day Coordination**
 - Interim Operating Agreement: The District's management is currently working with Brookfield Residential in preparation for The Cove opening day and upcoming infrastructure acquisition process.
 - Facility Operation Set Up: The District's management team is coordinating with service vendors, including the YMCA, to prepare for the operations, maintenance, and programming of The Cove.
 - Policies and Procedures: The District's management and legal team worked with Director Carro, Director Cobbs, and the YMCA to review and finalize revisions to the policies and procedures regarding recreational amenities to address The Cove operations and programming needs.

Operation and Maintenance

- **Landscape and Open Space Management:**
 - Landscape & Open Space Management: Foothills Landscape Maintenance and Brightview Landscape Management continue seasonal maintenance operations throughout the Districts. Beauty band mowing along the trail edges and District fence lines has been completed. Weed control in manicured and native landscaped areas has been completed and is an ongoing process throughout the growing season.
 - Annual Flowers: Foothills Landscape Management installed annual flowers according to the plan provided by the District Landscape Architect and approved by Director Carro. The annual flora plan provided will be incorporated into the O&M 2020 budgeting process for consideration.
- **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. The Districts Landscape contractor plugged several irrigation mains and rerouted one irrigation main in the reclamation area to avoid further breaks. An update of the activity in the Special Use Area was provided to community members in the third quarter newsletter and July 31st community meeting.
- **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 has implemented its annual plan, the natural areas around the Lakes continues to become well established, and regular maintenance and weed control is all that is recommended at this time. The District has asked High Plains Environmental Center to provide a proposal for maintaining all District native landscaped areas, including native landscaped areas in Filing 1 and 2 for the Board's consideration during the 2020 O&M budget process.

- **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. At the request of the Little Thompson Water District, the District installed additional riprap around the inlet structure to mitigate erosion when the lake is being filled.
- **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. They also monitor Barefoot Lakes for any changes in bacteria blooms and adjust the management plan as needed to maintain water quality, fishery, and the best appearance possible.

2019 Fisheries Survey: Solitude Lake Management completed the rough fish removal and conducted the fishery survey. The 2019 Barefoot Lakes Fisheries Survey report is attached. Currently, Solitude Lake Management has no concerns regarding Barefoot Lakes water quality and aquatic health if fishing, catch and release or bag limits, were to occur at Barefoot Lakes.

Solitude Lake Management has no concerns related to the potential impact of water quality or aquatic health if recreational use with a watercraft, such as kayaking, is allowed at Barefoot Lakes. Solitude Lakes Management recommends some cautious practices are implemented if recreational use is allowed, as both the east and west lakes have a history of cyanobacteria or blue-green algae presence. These organisms can cause HABs or harmful algae blooms capable of producing toxins which can be dangerous to humans and animals. However, Solitude Lake Management has not seen any obvious blooms or accumulated scum in 2019.