

**MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2027
Bill Gessner	Vice President	May 2027
Mike Fenton	Secretary	May 2027
Wayne Reorda	Asst. Secretary	May 2025
Tom Sauer	Treasurer	May 2025

DATE: Wednesday, July 3, 2024
TIME: 10:00 a.m.
PLACE: Meridian Ranch Recreation Center
10301 Angeles Road
Peyton, CO 80831

The Public may participate in person or by following this link: [Join the meeting now](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID 332 671 800#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Conflicts of Interest
- C. Approve Agenda
- D. Visitor Comments (Limited to 3 minutes per resident or household)
- E. Review and Approve June 5, 2024, Regular Board Meeting Minutes (enclosure) ***Pages 3-5***

II. FINANCIAL ITEMS:

- A. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover) ***Pages 6-18***
- B. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover) ***Pages 19-20***
- C. Receive Finance Committee Report ***Page 21***
- D. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Pages 22-23***

III. OPERATIONS & ENGINEERING ITEMS:

- A. Information Items (No Action)
 - 1. MSMD Operations Reports – Water, Sewer, Parks and Grounds, Recreation (enclosure and/or handout) ***Pages 24-27***
 - 2. Manager’s Verbal Report
 - a. Legislative Update (Handout in the Packet) ***Pages 28-43***
- B. Action Items

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

VI. LEGAL ITEMS:

- A. Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD.

VII. ADJOURNMENT:

The Board will hold a Special Work Session on Wednesday, July 10 at 10 AM to receive information on the 2023 audit. The meeting will be held virtually, and no action will be taken at the meeting.

The next regular meeting of the Board is scheduled for Wednesday, August 7, 2024, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

Held: June 5, 2024, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Butch Gabrielski, President
Bill Gessner, Vice President
Mike Fenton, Secretary
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Russel Mills; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Lori Marsh; Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders

Call to Order A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:01 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

Visitor Comments There were none.

Approve Minutes The Board reviewed the May 8, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

RECORD OF PROCEEDINGS

Administrative Items:

Review and Approve Proposed Changes and Updates to Recreation Center Rules: Mr. Kozlowski reviewed the changes to the Recreation Center rules with the Board. After discussion a motion was made and seconded to approve the changes with an additional change to wording concerning swimwear attire. The motion was approved by unanimous vote of Directors present.

Financial Items

Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for April 2024. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by unanimous vote of Directors present.

Review 2024 Tap Fee Report: Ms. Coe reviewed the May 2024, Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on May 20, 2024 and gave a summary of the Finance Committee Report on page 21 of the packet. The May Interim payments were reviewed and approved by Director Gabrielski and Director Sauer for payment.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting:

Interim: Payments for ratification totaling \$343,785.53

MSMD: Payments totaling \$601,647.96

A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 24 and 25 of the Board Packet. Mr. Kozlowski also noted:
 - Director Sauer had concerns about the grass around the pool. Mr. Myszkowski explained that they are having some issues with the irrigation in that area.
- Mr. Myszkowski presented the parks and grounds report which included information from page 26 of the Board Packet.
 - Director Gessner suggested informing the residents that live around the Greens Park of the upcoming work to the fence surrounding the park. Mr. Myszkowski said he will be distributing door hangers to those homes.
- Mr. Mills presented the water, sewer, and drainage operation reports which included information from page 27 of the Board Packet.

RECORD OF PROCEEDINGS

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- Now that we are fully staffed, three employees were able to attain new water & wastewater operations certifications for self-improvement.
- The Filter Plant is at ninety percent completion.
- The Sewer By-Pass project is one hundred percent complete.
- Waiting for water quality reports for the two Latigo wells and then JDS will design the well houses.
- The Field House construction drawings are ninety percent complete. We are waiting on final measurements of the steel building.

Developer Items

Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities:

- In Rolling Hills Ranch II, the one acre and one-half acre lots will be completed next week.
- In the Sanctuary lots will be available to purchase in two weeks.
- Rex Rd. will be striped to Eastonville next week and open to traffic at the end of July.
- The St. Jude Dream Home will be open through June.

Director Items

There were none.

Legal Items

A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD. The motion was seconded and approved by unanimous vote of Directors present. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. No action was taken coming out of executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:47 a.m.

The next regular meeting of the Board is scheduled for July 3, 2024 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

MERIDIAN SERVICE METROPOLITAN DISTRICT
CASH POSITION SUMMARY
For the Period Ended May 31, 2024
Adjusted as of June 28, 2024

Account Activity Item Description	CHECKING Wells Fargo	PETTY CASH	Operating COLOTRUST	Total Operating Accounts
Cash balance at end of period	\$ 874,806	\$ 265	\$ 3,913,165	\$ 4,788,236
June activity:				
Utility billing from residents	796,187	-	-	796,187
Recreation Center Program Fees	22,370	-	-	22,370
Tap fees and meter fees (In)	291,900	-	-	291,900
Transfer from Meridian Ranch - CTF	14,282	-	-	14,282
Transfer from Meridian Ranch - IGA	175,000	-	-	175,000
AT&T, FFD and other reimbursements	21,648	-	-	21,648
Payroll	(273,103)	-	-	(273,103)
Transfers between Bank Accounts	105,718	-	430,000	535,718
Transfer to Zions for BoSJ Loan Fund	(40,000)	-	-	(40,000)
Insurance Proceeds	60,365	-	-	60,365
				-
June checks and payments				-
Operations incl. interim payments	(1,238,953)	-	-	(1,238,953)
Interest, fees and returned checks	(1,130)	-	-	(1,130)
Sub-total	809,088	265	4,343,165	5,152,518
July 3rd payment estimate	(406,000)	-	-	(406,000)
Adjusted balance	\$ 403,088	\$ 265	\$ 4,343,165	\$ 4,746,518
Less restricted funds:				
Emergency Reserve Fund	-	-	(81,668)	(81,668)
Capital Project Funds	-	-	1,003	1,003
Rate Stabilization Fund	-	-	(28,648)	(28,648)
Capital CWF Debt Reserves	-	-	93,514	93,514
Water Loan Reserves	-	-	41,272	41,272
Adjusted Unrestricted Balance	\$ 403,088	\$ 265	\$ 4,354,355	\$ 4,757,709

MERIDIAN SERVICE METROPOLITAN DISTRICT
CASH POSITION RECONCILED TO GENERAL LEDGER
CASH POSITION SUMMARY
For the Period Ended May 31, 2024
Adjusted as of June 28, 2024

Account Activity Item Description	Wells Fargo Operating Checking	Petty Cash	COLOTRUST INVESTMENTS							Bank of San Juan Loan Funds	Zions Bank Loan & Reserve Fund	TOTAL ALL ACCOUNTS
			Operating Funds	Conservation Trust Funds	Emergency Reserve	Capital Project Funds	Rate Stabilization Funds	CWF Reserves	Water Loan Reserves			
Cash balance at end of period	874,806	265	3,913,165	17,009	2,518,618	6,669,250	710,277	844,860	836,272	125,050	232,629	16,742,200
June activity:												
Utility billing from residents	796,187	-	-	-	-	-	-	-	-	-	-	796,187
Recreation Center Program Fees	22,370	-	-	-	-	-	-	-	-	-	-	22,370
Tap fees and meter fees (In)	291,900	-	-	-	-	-	-	-	-	-	-	291,900
Transfer from Meridian Ranch - CTF	14,282	-	-	-	-	-	-	-	-	-	-	14,282
Transfer from Meridian Ranch - IGA	175,000	-	-	-	-	-	-	-	-	-	-	175,000
AT&T, FFD and other reimbursements	21,648	-	-	-	-	-	-	-	-	-	-	21,648
Payroll	(273,103)	-	-	-	-	-	-	-	-	-	-	(273,103)
Bank of San Juan Loan Payment	-	-	-	-	-	-	-	-	-	-	(43,749)	(43,749)
Transfers between Bank Accounts	105,718	-	430,000	14,282	(120,000)	(250,000)	(60,000)	(200,000)	80,000	-	-	-
Transfer to Zions for BoSJ Loan Fund	(40,000)	-	-	-	-	-	-	-	-	-	40,000	-
Insurance Proceeds	60,365	-	-	-	-	-	-	-	-	-	-	60,365
June checks and payments												
Operations incl. interim payments	(1,238,953)	-	-	-	-	-	-	-	-	-	-	(1,238,953)
Interest, fees and returned checks	(1,130)	-	-	-	-	-	-	-	-	-	-	(1,130)
Sub-total	809,088	265	4,343,165	31,290	2,398,618	6,419,250	650,277	644,860	916,272	125,050	228,879	16,567,014
July 3rd payment estimate	(406,000)	-	-	-	-	-	-	-	-	-	-	(406,000)
Adjusted balance	403,088	265	4,343,165	31,290	2,398,618	6,419,250	650,277	644,860	916,272	125,050	228,879	16,161,014
Less restricted funds:												
Conservation Trust Funds	-	-	(14,282)	(31,290)	-	-	-	-	-	-	-	(45,572)
Emergency Reserve Fund	-	-	(81,668)	-	(2,398,618)	-	-	-	-	-	-	(2,480,286)
Capital Project Funds	-	-	1,003	-	-	(6,419,250)	-	-	-	-	-	(6,418,247)
Rate Stabilization Fund	-	-	(28,648)	-	-	-	(650,277)	-	-	-	-	(678,925)
Capital CWF Debt Reserves	-	-	93,514	-	-	-	-	(644,860)	-	(125,050)	(228,879)	(905,276)
Water Loan Reserves	-	-	41,272	-	-	-	-	-	(916,272)	-	-	(875,000)
Unrestricted cash balance	\$ 403,088	\$ 265	\$ 4,354,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,757,709

Note: Additional investment accounts can be used for extraordinary expenditures.

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
SUMMARY OF ALL FUNDS
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
General Revenue - Fund 10	\$1,553	\$7,764	\$368,700	(\$360,936)	2.1%
Parks/Grounds Revenue - Fund 15	137,281	682,105	1,627,800	(945,695)	41.9%
Rec Center Revenue - Fund 16	245,636	1,187,610	2,839,000	(1,651,390)	41.8%
Water Revenue - Fund 40	342,180	1,444,363	3,925,870	(2,481,507)	36.8%
Sewer Revenue - Fund 50	216,839	1,056,253	2,556,750	(1,500,497)	41.3%
Clean Water Surcharge	44,711	222,385	535,860	(313,475)	41.5%
Billing Fees	6,710	37,933	80,000	(42,068)	47.4%
Grant Revenue	738	16,797	65,000	(48,203)	25.8%
Insurance Claim Reimb	-	184,724	-	184,724	-
Interest Income	68,004	363,912	280,000	83,912	130.0%
Investment Gain (Loss)	-	(14,970)	-	(14,970)	-
Miscellaneous Income	520	3,523	-	3,523	-
TOTAL REVENUES	1,064,172	5,192,399	12,278,980	(7,086,581)	42.3%
EXPENSES					
Fund & General Expenses					
General & Admin. Expense	65,450	271,328	826,930	(555,602)	32.8%
Personnel Expenses	381,876	1,248,102	3,031,700	(1,783,598)	41.2%
Parks/Grounds Expense - Fund 15	47,180	116,631	857,000	(740,370)	13.6%
MRRC Expense - Fund 16	90,114	413,283	375,000	38,283	110.2%
Water Expense - Fund 40	6,649	155,049	581,200	(426,151)	26.7%
Sewer Expense - Fund 50	145,961	558,684	3,877,160	(3,318,476)	14.4%
General Operating Expenses	92,489	377,921	1,347,165	(969,244)	28.1%
TOTAL Fund & General Expenses	829,719	3,140,997	10,896,155	(7,755,158)	28.8%
Capital Expenses					
Capital Expense - Other	-	12,090	100,000	(87,910)	12.1%
Capital Expense P&G Fund 15	9,600	9,600	172,000	(162,400)	5.6%
Capital Expense MRRC Fund 16	182,759	771,224	10,343,000	(9,571,776)	7.5%
Capital Expense Water Fund 40	410,700	3,194,258	6,041,250	(2,846,992)	52.9%
Capital Expense Sewer Fund 50	2,779	540,509	1,261,750	(721,241)	42.8%
Capital Interest Expense	-	-	739,500	(739,500)	-
TOTAL Capital Expenses	605,838	4,527,681	18,657,500	(14,129,819)	24.3%
TOTAL EXPENSES	1,435,557	7,668,678	29,553,655	(21,884,977)	25.9%
EXCESS REVENUES OVER (UNDER) EXPENSES	(371,385)	(2,476,279)	(17,274,675)	14,798,396	
Other Financing Sources (Uses)					
Tap Fees Received	254,650	1,104,800	1,736,250	(631,450)	63.6%
IGA Revenue 2018 Subdistrict	261,810	607,181	10,000,000	(9,392,819)	6.1%
EPC Condemnation	-	107,400	14,500	92,900	740.7%
Emergency Reserve (5%)	(29,850)	(150,877)	(359,827)	208,950	41.9%
Water Loan Reserve	25,000	125,000	300,000	(175,000)	41.7%
Rate Stabilization Reserve	(11,275)	(56,075)	(135,000)	78,925	41.5%
Transfer from (to) Other Funds	16,125	81,952	194,827	(112,875)	42.1%
TOTAL Other Financing Sources (Uses)	516,460	1,819,381	11,750,750	(9,931,369)	15.5%
NET CHANGE IN FUND BALANCE	\$145,075	(\$656,898)	(\$5,523,925)	\$4,867,027	
BEGINNING FUND BALANCE**		17,802,856			
ENDING FUND BALANCE		<u>\$17,145,958</u>			
Operating Fund Balance		4,449,303			
Capital Project Fund Balance		8,662,443			
Emergency Reserve Fund Balance		2,480,286			
Water Loan Reserve Balance		875,000			
Rate Stabilization Fund Balance		678,925			
Total Fund Balance		<u>\$17,145,958</u>			

**Per Budget

Management Purposes Only

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
General Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
IGA - Meridian Ranch	-	-	\$350,000	(\$350,000)	-
AT&T Lease	1,553	7,764	18,700	(10,936)	41.5%
Interest Income	-	53,696	50,000	3,696	107.4%
Investment Gain (Loss)	-	(2,922)	-	(2,922)	-
Miscellaneous Income	520	1,020	-	1,020	-
TOTAL REVENUES	2,073	59,558	418,700	(359,142)	14.2%
EXPENSES					
Accounting	-	-	10,000	(10,000)	-
Audit	-	-	35,000	(35,000)	-
Payroll & HR Services	10,185	30,694	86,900	(56,206)	35.3%
Engineering/Consulting	142	845	2,200	(1,355)	38.4%
Legal	10,570	31,053	80,000	(48,947)	38.8%
Personnel Expenses	4,699	17,090	51,000	(33,910)	33.5%
Copier - Contract Expenses	-	473	1,200	(727)	39.5%
IT/Computer/Software	3,046	10,380	10,300	80	100.8%
Rent - Shared	4,296	21,284	53,400	(32,116)	39.9%
Telephone & Internet	1,474	5,382	13,000	(7,618)	41.4%
Utilities	335	1,486	4,200	(2,714)	35.4%
Repairs & Maint - Office	299	2,798	6,000	(3,202)	46.6%
Office Furniture	-	448	-	448	-
Supplies	190	827	3,900	(3,073)	21.2%
Licenses,Certs & Memberships	-	96	3,900	(3,804)	2.5%
Insurance	542	2,706	6,500	(3,794)	41.6%
Bank Charges	-	-	250	(250)	-
Public Information	-	-	500	(500)	-
Meals & Entertainment	250	965	8,800	(7,835)	11.0%
Miscellaneous Expense	-	2	1,000	(998)	0.2%
2018 Subdistrict Expense - IGA	-	-	30,000	(30,000)	-
Vehicle, Equipment & Travel	206	971	8,750	(7,779)	11.1%
TABOR Emergency Reserve 3%	-	-	19,000	(19,000)	-
TOTAL EXPENSES	36,233	127,500	435,800	(308,300)	29.3%
NET CHANGE IN FUND BALANCE	(\$34,161)	(\$67,942)	(\$17,100)	(\$50,842)	
BEGINNING FUND BALANCE**		238,952			
ENDING FUND BALANCE		\$171,010			

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
Parks and Grounds Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
Parks & Grounds Fees	\$115,206	\$572,418	\$1,363,100	(\$790,682)	42.0%
Street Lighting Fees	22,075	109,688	264,700	(155,012)	41.4%
Billing Fees	1,677	9,483	20,000	(10,517)	47.4%
Grant Revenue	-	15,694	65,000	(49,306)	24.1%
Interest Income	78	1,314	-	1,314	-
TOTAL REVENUES	139,037	708,597	1,712,800	(1,004,203)	41.4%
EXPENSES					
General & Admin. Expense					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	2,814	11,742	33,000	(21,258)	35.6%
Engineering/Consulting	992	3,642	7,370	(3,728)	49.4%
Legal	-	2,397	2,500	(103)	95.9%
Personnel Expenses	45,692	138,890	391,500	(252,610)	35.5%
General Operations - Admin	1,231	7,536	17,000	(9,464)	44.3%
TOTAL General & Admin. Expense	50,729	164,208	452,370	(288,162)	36.3%
Operating Expense					
Landscape Repair & Maint.	45,862	106,229	795,000	(688,771)	13.4%
Hardscape Repair & Maint.	492	1,750	36,000	(34,250)	4.9%
Park Maint.	825	7,044	16,000	(8,956)	44.0%
Pond Maint.	-	1,607	10,000	(8,393)	16.1%
Utilities	17,926	72,337	186,115	(113,778)	38.9%
Insurance	2,565	12,830	34,500	(21,670)	37.2%
Vandalism Cost of Repairs	-	250	2,000	(1,750)	12.5%
Vehicle, Equipment & Travel	779	5,575	20,500	(14,925)	27.2%
TOTAL Operating Expense	68,450	207,622	1,100,115	(892,493)	18.9%
TOTAL EXPENSES	119,178	371,830	1,552,485	(1,180,655)	24.0%
EXCESS REVENUES OVER (UNDER) EXPENSES	19,858	336,767	160,315	176,452	
Other Financing Sources (Uses)					
Transfer from (to) Capital	(9,600)	(9,600)	(142,000)	132,400	6.8%
Transfer from (to) Emer Reserve	(9,150)	(45,950)	(110,000)	64,050	41.8%
Transfer from (to) Rate Stabil	(4,150)	(20,950)	(50,000)	29,050	41.9%
EPC Condemnation Revenue	-	107,400	94,500	12,900	113.7%
EPC Condemnation Expenses	-	-	(80,000)	80,000	-
Emergency Reserve (5%)	9,150	45,950	110,000	(64,050)	41.8%
Rate Stabilization Reserve	4,150	20,950	50,000	(29,050)	41.9%
TOTAL Other Financing Sources (Uses)	(9,600)	97,800	(127,500)	225,300	-76.7%
NET CHANGE IN FUND BALANCE	\$10,258	\$434,567	\$32,815	\$401,752	
BEGINNING FUND BALANCE**		1,036,162			
ENDING FUND BALANCE		\$1,470,729			
Operating Fund Balance		1,248,825			
Emergency Reserve Fund Balance 5%		190,954			
Rate Stabilization Fund Balance		30,950			
Total Fund Balance		\$1,470,729			

**Per Budget

Management Purposes Only

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
Recreation Center Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
Recreation Center Service Fees	\$220,062	\$1,093,298	\$2,658,000	(\$1,564,702)	41.1%
Fee Based Programming	22,404	87,769	165,000	(77,231)	53.2%
MRRC Concession Sales	190	1,243	2,000	(757)	62.1%
Falcon Freedom Days Revenue	2,600	3,400	10,000	(6,600)	34.0%
Billing Fees	1,677	9,483	20,000	(10,517)	47.4%
Advertising Fees	380	1,900	4,000	(2,100)	47.5%
Grant Revenue	678	678	-	678	-
Insurance Claim Reimb	-	181,306	-	181,306	-
TOTAL REVENUES	247,992	1,379,077	2,859,000	(1,479,923)	48.2%
EXPENSES					
General & Admin. Expense					
Accounting	-	-	2,000	(2,000)	-
Customer Billing Services	4,750	18,495	52,800	(34,305)	35.0%
Engineering/Consulting	826	4,981	10,000	(5,019)	49.8%
Legal	-	423	1,000	(577)	42.3%
Personnel Expenses	187,916	639,754	1,457,300	(817,546)	43.9%
General Operations - Admin	4,684	22,434	57,500	(35,066)	39.0%
TOTAL General & Admin. Expense	198,177	686,087	1,580,600	(894,513)	43.4%
Operating Expense					
Programming Supplies	5,664	38,799	89,000	(50,201)	43.6%
Building Maint.	11,212	88,953	125,000	(36,047)	71.2%
Grounds Maint.	-	-	2,000	(2,000)	-
Pool Maint.	8,545	37,508	84,000	(46,492)	44.7%
Flood R&M	62,250	239,675	-	239,675	-
MRRC Security	1,098	2,199	10,000	(7,801)	22.0%
Exercise Equip. & Furn.- R&M	500	1,824	13,000	(11,176)	14.0%
MR Community Events	-	3,181	15,000	(11,819)	21.2%
Falcon Freedom Days Expenses	845	1,145	37,000	(35,855)	3.1%
Utilities	13,507	65,048	223,620	(158,572)	29.1%
Insurance	3,250	16,250	39,000	(22,750)	41.7%
Vandalism Cost of Repairs	-	1,283	5,000	(3,717)	25.7%
Vehicle, Equipment & Travel	-	163	6,500	(6,337)	2.5%
TOTAL Operating Expense	106,871	496,027	649,120	(153,093)	76.4%
TOTAL EXPENSES	305,048	1,182,114	2,229,720	(1,047,606)	53.0%
EXCESS REVENUES OVER (UNDER) EXPENSES	(57,056)	196,963	629,280	(432,317)	
Other Financing Sources (Uses)					
Transfer from (to) Capital	(25,000)	(288,000)	(463,000)	175,000	62.2%
Transfer from (to) Rate Stabil	(8,325)	(41,725)	(100,000)	58,275	41.7%
Rate Stabilization Reserve	8,325	41,725	100,000	(58,275)	41.7%
TOTAL Other Financing Sources (Uses)	(25,000)	(288,000)	(463,000)	175,000	62.2%
NET CHANGE IN FUND BALANCE	(\$82,056)	(\$91,037)	\$166,280	(\$257,317)	
BEGINNING FUND BALANCE**		1,110,373			
ENDING FUND BALANCE		<u>\$1,019,336</u>			
Operating Fund Balance		408,032			
Emergency Reserve Fund Balance 5%		459,579			
Rate Stabilization Fund Balance		151,725			
Total Fund Balance		<u>\$1,019,336</u>			

**Per Budget

Management Purposes Only

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
Capital Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
Clean Water Surcharge	\$44,711	\$222,385	\$535,860	(\$313,475)	41.5%
Interest Income	64,109	291,004	230,000	61,004	126.5%
Investment Gain (Loss)	-	(12,048)	-	(12,048)	-
TOTAL REVENUES	108,819	501,340	765,860	(264,520)	65.5%
EXPENSES					
Capital Expense - Other					
District Office Building	-	12,090	100,000	(87,910)	12.1%
TOTAL Capital Expense - Other	-	12,090	100,000	(87,910)	12.1%
Capital Expense P&G Fund 15					
Material Storage @ Filter Plant	-	-	30,000	(30,000)	-
Vehicle & Equipment - Fund 15	9,600	9,600	142,000	(132,400)	6.8%
TOTAL Capital Expense P&G Fund 15	9,600	9,600	172,000	(162,400)	5.6%
Capital Expense MRRC Fund 16					
Field House - Rainbow Bridge	182,759	653,114	10,000,000	(9,346,886)	6.5%
Pool Improvements 2022	-	13,932	30,000	(16,068)	46.4%
Tough Shed Install @ MRRC	-	6,200	10,000	(3,800)	62.0%
Furniture and Gym Equipment	-	21,978	55,000	(33,022)	40.0%
Building Improvements	-	76,000	228,000	(152,000)	33.3%
Basketball Court Paint	-	-	20,000	(20,000)	-
TOTAL Capital Expense MRRC Fund 16	182,759	771,224	10,343,000	(9,571,776)	7.5%
Capital Expense Water Fund 40					
Expand Filter Plant & Bldg	274,808	902,709	500,000	402,709	180.5%
Water Rights	79,260	273,439	500,000	(226,561)	54.7%
Wells at Latigo LFH 2 & 3	7,210	1,472,853	2,150,000	(677,147)	68.5%
Latigo Transmission Line	65	489,506	650,000	(160,494)	75.3%
Well Site Upgrades	48,255	48,255	360,000	(311,745)	13.4%
Well Site Upgrade - WHMD Shared	-	-	149,250	(149,250)	-
Water Equipment Capital Expense	1,102	7,495	150,000	(142,505)	5.0%
Water Tank Improvements	-	-	500,000	(500,000)	-
Wells Houses at Latigo #2 & #3	-	-	1,000,000	(1,000,000)	-
ACR Improvements	-	-	16,000	(16,000)	-
Diversion Structure - SHARED	-	-	10,000	(10,000)	-
Vehicle & Equipment - Fund 40	-	-	56,000	(56,000)	-
TOTAL Capital Expense Water Fund 40	410,700	3,194,258	6,041,250	(2,846,992)	52.9%
Capital Expense Sewer Fund 50					
WH Sewer Bypass Phase 2 & 3	1,707	466,992	900,000	(433,008)	51.9%
Mid-Point Injection Station	-	-	20,000	(20,000)	-
Sewer Lift Station Expansion	-	-	25,000	(25,000)	-
2023 Lift Station Improvements	-	4,775	105,000	(100,225)	4.5%
Sewer Equipment Capital Expense	1,102	4,495	25,000	(20,505)	18.0%
Sewer Equipment SHARED	-	16,725	18,500	(1,775)	90.4%
Coat Wet Well - SHARED	-	-	46,250	(46,250)	-
Vehicle & Equipment - Fund 50	(30)	47,523	122,000	(74,477)	39.0%
TOTAL Capital Expense Sewer Fund 50	2,779	540,509	1,261,750	(721,241)	42.8%
Cherokee WRF Loan Expense	-	-	742,500	(742,500)	-
TOTAL EXPENSES	605,838	4,527,681	18,660,500	(14,132,819)	24.3%
EXCESS REVENUES OVER (UNDER) EXPENSES	(497,018)	(4,026,341)	(17,894,640)	13,868,299	
Other Financing Sources (Uses)					
IGA Revenue 2018 Subdistrict	261,810	607,181	10,000,000	(9,392,819)	6.1%
Transfer from (to) P&G Fund	9,600	9,600	142,000	(132,400)	6.8%
Transfer from (to) Rec Fund	25,000	288,000	463,000	(175,000)	62.2%
Transfer from (to) Water Fund	2,730,056	2,003,028	461,772	1,541,256	433.8%
Transfer from (to) Sewer Fund	(2,580,161)	(1,204,980)	1,516,228	(2,721,208)	-79.5%
Tap Fees Received	139,150	606,800	948,750	(341,950)	64.0%
TOTAL Other Financing Sources (Uses)	585,455	2,309,629	13,531,750	(11,222,121)	17.1%
NET CHANGE IN FUND BALANCE	88,436	(1,716,712)	(4,362,890)	2,646,178	
BEGINNING FUND BALANCE**		10,379,155			
ENDING FUND BALANCE		<u>8,662,443</u>			
Capital Other - Fund 10	3,232,101		Capital Water Fund 40	3,052,689	
Capital Parks & Ground Fund 15	123,501		Capital Sewer Fund 50	826,911	
Capital Recreation Center Fund 16	171,453		Capital TDS - Clean Water	1,255,788	

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
Water Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
Water Service Fees - Res.	\$298,534	\$1,285,121	\$3,388,600	(\$2,103,479)	37.9%
Water Service Fees - Comm.	13,268	63,664	160,970	(97,306)	39.6%
Meter Set Fees	9,000	37,915	56,250	(18,335)	67.4%
Irrigation	21,292	59,889	312,550	(252,661)	19.2%
UB - Water Adjustments	26	(3,452)	-	(3,452)	-
IGA Shared Water Cost Reimb.	60	1,226	7,500	(6,274)	16.3%
Billing Fees	1,678	9,483	20,000	(10,517)	47.4%
Grant Revenue	36	218	-	218	-
Insurance Claim Reimb	-	2,051	-	2,051	-
Interest Income	3,818	17,899	-	17,899	-
Miscellaneous Income	-	2,503	-	2,503	-
TOTAL REVENUES	347,711	1,476,517	3,945,870	(2,469,353)	37.4%
EXPENSES					
General & Admin. Expense					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	4,979	20,780	67,760	(46,980)	30.7%
Engineering/Consulting	1,992	16,675	50,000	(33,325)	33.3%
Legal	-	-	18,000	(18,000)	-
Personnel Expenses	92,533	279,569	642,600	(363,031)	43.5%
General Operations - Admin	4,794	17,486	42,550	(25,064)	41.1%
TOTAL General & Admin. Expense	104,299	334,510	821,910	(487,400)	40.7%
Operating Expense					
Water Operations General	1,503	9,574	61,500	(51,926)	15.6%
Raw Water Operations	16	3,701	21,500	(17,799)	17.2%
Water Treatment Operations	201	13,723	198,200	(184,477)	6.9%
Water Distribution Operations	3,576	126,699	280,000	(153,301)	45.2%
Non-Potable Water Operations	1,353	1,353	20,000	(18,647)	6.8%
Utilities	44,424	158,256	631,260	(473,004)	25.1%
Insurance	4,095	20,730	52,850	(32,120)	39.2%
Vehicle, Equipment & Travel	1,337	3,895	23,300	(19,405)	16.7%
TOTAL Operating Expense	56,506	337,930	1,288,610	(950,680)	26.2%
TOTAL EXPENSES	160,805	672,439	2,110,520	(1,438,081)	31.9%
EXCESS REVENUES OVER (UNDER) EXPENSES	186,907	804,077	1,835,350	(1,031,273)	
Other Financing Sources (Uses)					
Transfer from (to) Capital	(141,600)	(708,800)	(1,756,000)	1,047,200	40.4%
Transfer from (to) Emer Reserve	(2,500)	(12,673)	(30,173)	17,500	42.0%
Txfr from (to) Water Loan Reser	(25,000)	(125,000)	(300,000)	175,000	41.7%
Transfer from (to) Rate Stabil	(2,500)	(12,500)	(30,000)	17,500	41.7%
Emergency Reserve (5%)	2,500	12,673	30,173	(17,500)	42.0%
Water Loan Reserve	25,000	125,000	300,000	(175,000)	41.7%
Rate Stabilization Reserve	2,500	12,500	30,000	(17,500)	41.7%
TOTAL Other Financing Sources (Uses)	(141,600)	(708,800)	(1,756,000)	1,047,200	40.4%
NET CHANGE IN FUND BALANCE	\$45,307	\$95,277	\$79,350	\$15,927	
BEGINNING FUND BALANCE**		2,983,634			
ENDING FUND BALANCE		<u>\$3,078,911</u>			
Operating Fund Balance		872,984			
Emergency Reserve Fund Balance 5%		1,018,427			
Water Loan Reserves		875,000			
Rate Stabilization Fund Balance		312,500			
Total Fund Balance		<u>\$3,078,911</u>			

**Per Budget

Meridian Service Metropolitan District
Statement of Revenues, Expenses and Change in Fund Balance - Unaudited
Budget vs. Actual - Modified Accrual Basis
Sewer Fund
For the One Month and Five Months Ended May 31, 2024

	Month of May 2024	YTD Actual	Adopted 2024 Budget	Variance Over (Under) Budget	% of Budget (41.7% YTD)
REVENUES					
Sewer Fees - Res.	\$201,010	\$998,646	\$2,411,600	(\$1,412,954)	41.4%
Sewer Fees - Comm.	4,872	21,481	56,710	(35,229)	37.9%
IGA Shared Sewer Cost Reimb.	10,957	36,127	88,440	(52,313)	40.8%
Billing Fees	1,678	9,483	20,000	(10,517)	47.4%
Grant Revenue	24	206	-	206	-
Insurance Claim Reimb	-	1,367	-	1,367	-
TOTAL REVENUES	218,540	1,067,310	2,576,750	(1,509,440)	41.4%
EXPENSES					
General & Admin. Expense					
Accounting	-	-	1,000	(1,000)	-
Customer Billing Services	3,683	15,371	54,450	(39,079)	28.2%
Engineering/Consulting	1,591	7,198	15,000	(7,802)	48.0%
Legal	-	3,572	6,000	(2,428)	59.5%
Personnel Expenses	51,036	172,799	489,300	(316,501)	35.3%
General Operations - Admin	2,328	11,862	33,450	(21,588)	35.5%
TOTAL General & Admin. Expense	58,637	210,803	599,200	(388,397)	35.2%
Operating Expense					
Sewer Operations	126,160	478,452	3,522,200	(3,043,748)	13.6%
Lift Station Operations	13,513	41,324	215,500	(174,176)	19.2%
Lift Station Operations-Shared	6,288	38,907	139,460	(100,553)	27.9%
Utilities	1,314	7,038	24,430	(17,392)	28.8%
Insurance	1,552	7,938	22,340	(14,402)	35.5%
Vehicle, Equipment & Travel	991	2,651	41,500	(38,849)	6.4%
TOTAL Operating Expense	149,818	576,311	3,965,430	(3,389,120)	14.5%
TOTAL EXPENSES	208,455	787,113	4,564,630	(3,777,517)	17.2%
EXCESS REVENUES OVER (UNDER) EXPENSES	10,085	280,197	(1,987,880)	2,268,077	
Other Financing Sources (Uses)					
Tap Fees Received	115,500	498,000	787,500	(289,500)	63.2%
Transfer from (to) Capital	(8,295)	(89,248)	(222,000)	132,752	40.2%
Transfer from (to) Emer Reserve	41,500	209,500	500,000	(290,500)	41.9%
Transfer from (to) Rate Stabil	26,250	131,250	315,000	(183,750)	41.7%
Emergency Reserve (5%)	(41,500)	(209,500)	(500,000)	290,500	41.9%
Rate Stabilization Reserve	(26,250)	(131,250)	(315,000)	183,750	41.7%
TOTAL Other Financing Sources (Uses)	107,205	408,752	565,500	(156,748)	72.3%
NET CHANGE IN FUND BALANCE	\$117,290	\$688,949	(\$1,422,380)	\$2,111,329	
BEGINNING FUND BALANCE**		2,054,580			
ENDING FUND BALANCE		<u>\$2,743,529</u>			
Operating Fund Balance		1,748,453			
Emergency Reserve Fund Balance 5%		811,326			
Rate Stabilization Fund Balance		183,750			
Total Fund Balance		<u>\$2,743,529</u>			

**Per Budget

Management Purposes Only

Meridian Service Metropolitan District
Balance Sheet Summary - Unaudited
As of May 31, 2024

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	16,742,199.56
Accounts Receivable	1,284,340.83
Other Current Assets	127,321.00
	18,153,861.39
Total Current Assets	18,153,861.39
Fixed Assets	53,246,908.57
Other Assets	6,613,132.06
	78,013,902.02
TOTAL ASSETS	78,013,902.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	892,138.74
Credit Cards	1,164.91
Other Current Liabilities	8,855,143.52
	9,748,447.17
Total Current Liabilities	9,748,447.17
Long Term Liabilities	25,747,787.69
	35,496,234.86
Total Liabilities	35,496,234.86
Equity	42,517,667.16
	78,013,902.02
TOTAL LIABILITIES & EQUITY	78,013,902.02

Meridian Service Metropolitan District
Balance Sheet - Unaudited
 As of May 31, 2024

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1000000 · Operating Funds	
1000100 · Wells Fargo - Operating	874,806.08
1000300 · Petty Cash	264.94
1100800 · ColoTrust -Operating Funds 8008	3,913,164.66
Total 1000000 · Operating Funds	4,788,235.68
110000 · Non-Operating Funds	
1100100 · ColoTrust - CTF from MRMD 8001	17,008.54
1100200 · ColoTrust - Emerg Reserve 8002	233,535.04
1100201 · ColoTrust - Emerg Reserve E002	2,285,082.75
1100500 · ColoTrust - Cap Projects 8005	2,071,598.33
1100501 · ColoTrust - Cap Projects E004	4,597,651.56
1100600 · ColoTrust - Rate Stabiliz 8006	29,663.76
1100601 · ColoTrust - Rate Stabiliz E005	680,613.52
1100700 · ColoTrust - CWF Reserve 8007	844,859.58
1100900 · ColoTrus- Water Loan Res 8009	836,271.87
1100901 · Bank of the San Juans -Reserves	125,050.05
1100903 · Zions Bank Pledged Revenue Fund	188,879.43
1100904 · Zions Bank Loan Payment Fund	43,749.45
Total 110000 · Non-Operating Funds	11,953,963.88
Total Checking/Savings	16,742,199.56
Accounts Receivable	
1400000 · Accounts Receivable	
1400100 · UB Accounts Receivable	1,167,809.80
1400200 · Accounts Receivable - Non UB	116,531.03
Total 1400000 · Accounts Receivable	1,284,340.83
Total Accounts Receivable	1,284,340.83
Other Current Assets	
1500000 · Prepaid Expenses	125,679.00
1700000 · Undeposited Funds	1,642.00
Total Other Current Assets	127,321.00
Total Current Assets	18,153,861.39
Fixed Assets	
2100000 · Fixed Assets	
2110000 · Non-Depreciable Assets	
2110100 · Water Rights	257,084.50
Total 2110000 · Non-Depreciable Assets	257,084.50
2120000 · Depreciable Assets	40,794,722.54
2130000 · Recreation Assets	11,848,289.45
2140000 · Vehicles & Equipment	346,812.08
Total 2100000 · Fixed Assets	53,246,908.57
Total Fixed Assets	53,246,908.57
Other Assets	
1600000 · Other Assets	
1600100 · Security Deposit	11,580.00
Total 1600000 · Other Assets	11,580.00
2000000 · Construction in Progress	6,601,552.06
	6,601,552.06

Meridian Service Metropolitan District

Balance Sheet - Unaudited

06/28/24

As of May 31, 2024

Accrual Basis

	May 31, 24
Total Other Assets	6,613,132.06
TOTAL ASSETS	78,013,902.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	892,138.74
Credit Cards	
3070000 · Credit Card Liabilities	1,164.91
Total Credit Cards	1,164.91
Other Current Liabilities	
3100000 · Other Current Liabilities	
3110000 · Payroll Liabilities	-1,167.74
3120000 · Retainage Payable	191,679.41
3130000 · Unearned Revenue	10,722.00
3140000 · Accr Int Payable - Developer	7,933,276.81
3160000 · Deposits Held	10,120.00
3180100 · GTL Loan (Current)	300,000.00
3180200 · Cherokee - New WWTP (Current)	58,513.04
3180300 · Bank of San Juan Loan-Current	352,000.00
Total 3100000 · Other Current Liabilities	8,855,143.52
Total Other Current Liabilities	8,855,143.52
Total Current Liabilities	9,748,447.17
Long Term Liabilities	
3500000 · Long Term Liabilities	
3500100 · Notes Payable	3,054,341.20
3500200 · Cherokee - New WWTP (LT Liab)	19,045,182.77
3500300 · Bank of San Juan TDS Loan	3,648,263.72
Total 3500000 · Long Term Liabilities	25,747,787.69
Total Long Term Liabilities	25,747,787.69
Total Liabilities	35,496,234.86
Equity	
4000000 · Retained Earnings	31,216,955.96
4000200 · Investment in Capital Assets	11,957,609.47
Net Income	-656,898.27
Total Equity	42,517,667.16
TOTAL LIABILITIES & EQUITY	78,013,902.02

Meridian Service Metropolitan District
Statement of Cash Flows - Unaudited
May 2024

	May 24
OPERATING ACTIVITIES	
Net Income	145,074.75
Adjustments to reconcile Net Income to net cash provided by operations:	
1400110 · Accounts Receivable	-36,730.98
1400200 · Accounts Receivable - Non UB	-52,825.80
1400202 · MRRC - Club Auto A/R	-1,215.00
1500100 · Prepaid Insurance	15,578.00
1500500 · Prepaid - Legal Retainer	3,364.00
3000000 · Accounts Payable	-299,663.68
3070400 · Conoco Credit Card	91.27
3070500 · John Deere Credit	-126.17
3070600 · Home Depot	82.98
3110100 · Payroll Taxes Payable	655.33
3110300 · Employee Paid Ins Contrib.	-496.83
3120000 · Retainage Payable	11,293.22
3130100 · MRRC - Package Liability	1,079.00
3160300 · MRRC - Deposits Liability	120.00
Net cash provided by Operating Activities	-213,719.91
Net cash increase for period	-213,719.91
Cash at beginning of period	16,957,561.47
Cash at end of period	16,743,841.56

Meridian Service Metropolitan District
2024 Tap Report

Counts	Date	Tap Receipt No.	Service Address	Filing #	Lot #	Builder	Tap Amt Paid	Meter Amt Paid	Check No.	Monthly Tap Totals	
1	1/10/2024	3829	10784 Rolling Ranch Dr	Rolling Hills Ranch 2	360	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24010902 - 8319586		
2	1/11/2024	3830	13058 Highland Crest Dr	Estates at Rolling Hills Ranch 2	49	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24011002 - 8602529		
3	1/19/2024	3831	10842 Foggy Bend Ln	Rolling Hills Ranch 2	393	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240119139357		
4	1/23/2024	3832	10975 Evening Creek Dr	Rolling Hills Ranch 1	152	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24012202 - 0644372		
5	1/26/2024	3833	12606 Granite Ridge Dr	Stonebridge 4	105	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24012502 - 1328369		
6	1/26/2024	3834	13086 Highland Crest Dr	Estates at Rolling Hills Ranch 2	56	ZRH Construction, LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24012502 - 1247305		
Home Sales - 19											
\$ 143,400.00 Jan - 6 Taps											
7	2/6/2024	3835	12614 Granite Ridge Dr	Stonebridge 4	104	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24020502 - 3167779		
8	2/6/2024	3836	9722 Hidden Ranch Ct	Stonebridge 4	176	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24020502 - 3167885		
9	2/6/2024	3837	10844 Rolling Ranch Dr	Rolling Hills Ranch 2	366	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24020502 - 3167830		
10	2/6/2024	3838	11143 Rolling Mesa Dr	Rolling Hills Ranch 1	149	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240206138457		
11	2/13/2024	3839	13070 Monument Vista Dr	Rolling Hills Ranch 3	76	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24021202 - 4639294		
12	2/16/2024	3840	13442 Foggy Meadows Dr	Rolling Hills Ranch 2	511	ZRH Construction, LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24021502 - 5512715		
13	2/20/2024	3841	9734 Hidden Ranch Ct	Stonebridge 4	177	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24021602 - 5707161		
14	2/27/2024	3842	10984 Evening Creek Dr	Rolling Hills Ranch 1	144	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240227153772		
Homes Sales - 13											
\$ 191,200.00 Feb - 8 Taps											
15	3/4/2024	3843	10742 Morning Hills Dr	Rolling Hills Ranch 2	500	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240304175716		
16	3/6/2024	3844	12613 Granite Ridge Dr	Stonebridge 4	43	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24030502 - 8876381		
17	3/11/2024	3845	12605 Granite Ridge Dr	Stonebridge 4	44	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24030802 - 9850823		
18	3/11/2024	3846	11228 Cypress Meadow Dr	Estates at Rolling Hills Ranch 2	35	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24030802 - 9850722		
19	3/11/2024	3847	11364 Sage Mesa Wy	Estates at Rolling Hills Ranch 2	51	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24030802 - 9850781		
20	3/18/2024	3848	10794 Rolling Ranch Dr	Rolling Hills Ranch 2	361	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24031502 - 1305799		
21	3/18/2024	3849	10824 Rolling Ranch Dr	Rolling Hills Ranch 2	364	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24031502 - 1303448		
22	3/28/2024	3850	10714 Rolling Ranch Dr	Rolling Hills Ranch 2	353	Windsor Ridge Homes LLC	\$ 23,150.00	\$ 750.00	Check #18054		
23	3/29/2024	3851	10724 Rolling Ranch Dr	Rolling Hills Ranch 2	354	Windsor Ridge Homes LLC	\$ 23,150.00	\$ 750.00	Check #18054		
24	3/30/2024	3852	10734 Rolling Ranch Dr	Rolling Hills Ranch 2	355	Windsor Ridge Homes LLC	\$ 23,150.00	\$ 750.00	Check #18054		
Home Sales - 11											
\$ 239,000.00 March - 10 Taps											
25	4/11/2024	3853	13483 Valley Peak Dr	Rolling Hills Ranch 2	308	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240411127810		
26	4/11/2024	3854	13482 Valley Peak Dr	Rolling Hills Ranch 2	352	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240411127810		
27	4/11/2024	3855	10883 Rolling Ranch Dr	Rolling Hills Ranch 2	371	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240411127810		
28	4/11/2024	3856	13494 Woods Grove Dr	Rolling Hills Ranch 2	470	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240411127810		
29	4/12/2024	3857	13542 Woods Grove Dr	Rolling Hills Ranch 2	464	ZRH Construction, LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24041102 - 6677179		
30	4/19/2024	3858	13471 Valley Peak Dr	Rolling Hills Ranch 2	309	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240419113664		
31	4/19/2024	3859	13459 Valley Peak Dr	Rolling Hills Ranch 2	310	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240419113664		
32	4/19/2024	3860	13458 Valley Peak Dr	Rolling Hills Ranch 2	350	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240419113664		
33	4/19/2024	3861	13470 Valley Peak Dr	Rolling Hills Ranch 2	351	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240419113664		
34	4/26/2024	3862	10866 Foggy Bend Ln	Rolling Hills Ranch 2	395	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240426168081		
35	4/26/2024	3863	10841 Foggy Bend Ln	Rolling Hills Ranch 2	402	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240426168081		
36	4/29/2024	3864	10834 Rolling Ranch Dr	Rolling Hills Ranch 2	365	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24042602 - 9844193		
Home Sales - 13											
\$ 286,800.00 April - 12 Taps											
37	5/7/2024	3865	10817 Foggy Bend Ln	Rolling Hills Ranch 2	404	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240507112268		
38	5/9/2024	3866	13447 Valley Peak Dr	Rolling Hills Ranch 2	311	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
39	5/9/2024	3867	13435 Valley Peak Dr	Rolling Hills Ranch 2	312	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
40	5/9/2024	3868	13423 Valley Peak Dr	Rolling Hills Ranch 2	313	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
41	5/9/2024	3869	13422 Valley Peak Dr	Rolling Hills Ranch 2	347	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
42	5/9/2024	3870	13434 Valley Peak Dr	Rolling Hills Ranch 2	348	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
43	5/9/2024	3871	13446 Valley Peak Dr	Rolling Hills Ranch 2	349	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240509109973		
44	5/22/2024	3872	10829 Foggy Bend Lane	Rolling Hills Ranch 2	403	Covington Homes LLC	\$ 23,150.00	\$ 750.00	Wire/240522121590		
45	5/29/2024	3873	11347 Cypress Meadow Dr	Estates at Rolling Hills Ranch 2	43	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24052802 - 6237347		
46	5/29/2024	3874	10989 Rolling Mesa Dr	Rolling Hills Ranch 1	203	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24052802 - 6237530		
Home Sales - 4											
\$ 239,000.00 May - 10 Taps											
47	6/3/2024	3875	11003 Rolling Mesa Dr	Rolling Hills Ranch 1	202	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24053102 - 7188760		
48	6/10/2024	3876	12867 Ranch Gate Dr	Stonebridge 4	180	Campbell Homes LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24060702 - 8789857		
49	6/12/2024	3877	11054 Evening Creek Dr	Rolling Hills Ranch 3	61	ZRH Construction, LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24061102 - 9590369		
50	6/13/2024	3878	13411 Valley Peak Dr	Rolling Hills Ranch 2	314	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240613119912		
51	6/13/2024	3879	13398 Valley Peak Dr	Rolling Hills Ranch 2	345	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240613119912		
52	6/13/2024	3880	13410 Valley Peak Dr	Rolling Hills Ranch 2	346	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240613119912		
53	6/27/2024	3881	13399 Valley Peak Dr	Rolling Hills Ranch 2	315	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240627150979		
54	6/27/2024	3882	13387 Valley Peak Dr	Rolling Hills Ranch 2	316	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240627150979		
55	6/27/2024	3883	13374 Valley Peak Dr	Rolling Hills Ranch 2	343	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240627150979		
56	6/27/2024	3884	13386 Valley Peak Dr	Rolling Hills Ranch 2	344	Meritage Homes of CO, Inc.	\$ 23,150.00	\$ 750.00	Wire/240627150979		
57	6/28/2024	3885	11328 Estate Ridge Dr	Estates at Rolling Hills Ranch 2	63	ZRH Construction, LLC	\$ 23,150.00	\$ 750.00	Epymnt/P24062702 - 3060985		
Home Sales - TBD											
\$ 262,900.00 June - 11 Taps											

2024 Total \$ 1,319,550.00 \$ 42,750.00

**Meridian Service Metropolitan District
2024 Expired Tap Fees**

(Initial) Tap Purchase Date	Tap Receipt No.	Service Address	Builder	Tap Fee Paid At Time of Purchase	Meter Set Fee Paid At Time of Purchase	Additional Tap Fees Due (Per Current Fee Schedule)	Additional Meter Set Fee Due (Per Current Fee Schedule)	Date Paid	Total Additional Amount Collected Prior to Meter Set
6/3/2022	3683	10723 Rolling Mesa Dr	Century Communities	\$ 19,000.00	\$ 655.00	\$ 4,150.00	\$ 95.00	1/11/2024	\$ 4,245.00
6/3/2022	3681	10765 Rolling Mesa Dr	Century Communities	\$ 19,000.00	\$ 655.00	\$ 4,150.00	\$ 95.00	1/30/2024	\$ 4,245.00
7/7/2021	3330	12883 Stone Valley Dr	Creekstone Homes	\$ 18,000.00	\$ 625.00	\$ 5,150.00	\$ 125.00	3/14/2024	\$ 5,275.00
4/19/2023	3749	10775 Evening Creek Dr	Century Communities	\$ 21,500.00	\$ 700.00	\$ 1,650.00	\$ 50.00	4/24/2024	\$ 1,700.00
4/19/2023	3752	10745 Evening Creek Dr	Century Communities	\$ 21,500.00	\$ 700.00	\$ 1,650.00	\$ 50.00	4/25/2024	\$ 1,700.00
5/2/2023	3764	10409 Summer Ridge Dr	Century Communities	\$ 21,500.00	\$ 700.00	\$ 1,650.00	\$ 50.00	6/19/2024	\$ 1,700.00
5/2/2023	3743	10764 Evening Creek Dr	Century Communities	\$ 21,500.00	\$ 700.00	\$ 1,650.00	\$ 50.00	6/19/2024	\$ 1,700.00
5/2/2023	3745	10784 Evening Creek Dr	Century Communities	\$ 21,500.00	\$ 700.00	\$ 1,650.00	\$ 50.00	6/19/2024	\$ 1,700.00

Total 2024 \$ 22,265.00



MERIDIAN SERVICE METROPOLITAN DISTRICT
Water, Wastewater, Parks and Recreation
11886 Stapleton Dr, Falcon, CO 80831
719-495-6567, Fax 719-495-3349

DATE: June 19, 2024
TO: MSMD Board of Directors
RE: Finance Committee Report

On June 19, 2024 the Board's Finance Committee, Directors Gabrielski and Sauer, met with Jim Nikkel, General Manager and Jennette Coe, Assistant General Manager. The following is a summary of the meeting:

- The Finance Committee approved interim MSMD payments in the amount of \$602,179.32 and directed staff to add this to the Board's July 2024 agenda for ratification.

Submitted by:

A handwritten signature in black ink that reads "Milton B. Gabrielski". The signature is written in a cursive style.

Milton B. Gabrielski, Finance Committee Chair

Meridian Service Metropolitan District
Vendor Payment Register Report - Summary
Board Meeting - Payments to Ratify
June 19, 2024

<u>Date</u>	<u>Type</u>	<u>Vendor</u>	<u>Amount</u>
06/19/24	ePayment	A - Line Renovations	\$ 4,800.00
06/19/24	ePayment	Aqueous Solution Inc.	\$ 6,026.31
06/19/24	ePayment	Axis Business Technologies	\$ 596.36
06/19/24	Check	Badger Meter	\$ 407.30
06/19/24	ePayment	Barnhart Pump Company Inc	\$ 62.15
06/19/24	Check	Bill's Equipment & Supply, Inc.	\$ 169.50
06/19/24	Check	Black Hills Energy	\$ 76.86
06/19/24	ePayment	Browns Hill Engineering & Controls, LLC	\$ 3,606.20
06/19/24	ePayment	Cherokee MD	\$ 411,473.38
06/19/24	Virtual card	Cintas Fire 636525	\$ 2,989.56
06/19/24	Check	CIT-First Citizens Bank & Trust CO	\$ 177.92
06/19/24	ePayment	Club Automation, LLC	\$ 1,859.10
06/19/24	Virtual card	Colorado Analytical Lab	\$ 150.00
06/19/24	Check	Comcast - MRRC	\$ 477.80
06/19/24	Check	Comcast - Office	\$ 303.14
06/19/24	ePayment	Core & Main LP	\$ 1,448.72
06/19/24	Check	CPS Distributors, Inc	\$ 2,206.21
06/19/24	ePayment	DBC Irrigation Supply	\$ 99.29
06/19/24	Virtual card	El Paso County Public Health Laboratory	\$ 252.00
06/19/24	Check	Faris Machinery	\$ 84.64
06/19/24	Check	Grainger	\$ 26.56
06/19/24	Check	GTL Development Inc.	\$ 1,658.61
06/19/24	Virtual card	Hach	\$ 588.00
06/19/24	Check	HelloSpoke	\$ 838.39
06/19/24	Virtual card	Herc Rentals Inc.	\$ 5,581.00
06/19/24	Check	Home Depot Credit Services	\$ 825.71
06/19/24	Check	John Deere Financial	\$ 1,850.78
06/19/24	ePayment	Landmark Plumbing	\$ 980.26
06/19/24	ePayment	MEI Elevator Solutions	\$ 147.09
06/19/24	ePayment	Morgan Black	\$ 50.00
06/19/24	Virtual card	Mug-A-Bug Pest Control	\$ 620.00
06/19/24	Check	MVEA	\$ 79,281.44
06/19/24	Check	New Falcon Herald	\$ 845.00
06/19/24	Virtual card	O'Reilly Automotive	\$ 22.98
06/19/24	Check	Ross Electric-Enterprise, Inc.	\$ 62,250.00
06/19/24	ePayment	Sam Schofield	\$ 308.00
06/19/24	Check	Shops at Meridian Ranch, LLC	\$ 4,295.57
06/19/24	ePayment	Starfish Aquatics Institute	\$ 129.00
06/19/24	Virtual card	The Lifeguard Store, Inc	\$ 2,781.00
06/19/24	Check	Tire King of Falcon	\$ 153.25
06/19/24	Check	Utility Notification Center of Colorado	\$ 586.95
06/19/24	Virtual card	Waste Management of Colorado Springs	\$ 1,089.32
06/19/24	Virtual card	Whisler Industrial Supply	\$ 3.97
Total Invoices	43	Bill.com Total	\$ 602,179.32
06/03/24	ACH	Club Auto	\$ 787.58
06/19/24	ACH	Divvy	\$ 12,930.20
06/19/24	Check #13374	Cherokee Metropolitan District	\$ 12,798.13
06/19/24	Check #13373	Cherokee Metropolitan District	\$ 9,647.31
# of Payments	47	Total Payment Amount	\$ 638,342.54

**Meridian Service Metropolitan District
Vendor Payment Register Report - Summary
Board Meeting - Payments to Approve
July 3, 2024**

<u>Date</u>	<u>Type</u>	<u>Vendor</u>	<u>Amount</u>
07/03/24	ePayment	All American Sports	\$ 660.00
07/03/24	ePayment	Aqueous Solution Inc.	\$ 3,917.00
07/03/24	Check	Badger Meter	\$ 36,792.00
07/03/24	Check	Batteries Plus Bulbs	\$ 36.15
07/03/24	ePayment	Beers Construction LLC	\$ 33,575.35
07/03/24	Check	Black Hills Energy	\$ 6,151.51
07/03/24	Virtual card	BrightView Landscape Services Inc.	\$ 43,845.00
07/03/24	ePayment	Carlson, Hammond & Paddock, LLC	\$ 27,710.25
07/03/24	ePayment	CEBT	\$ 25,535.10
07/03/24	Virtual card	Cintas Fire 636525	\$ 4,645.60
07/03/24	Check	CI NTAS First Aid and Safety Division	\$ 271.85
07/03/24	ePayment	Core & Main LP	\$ 2,460.16
07/03/24	Check	CPS Distributors, Inc	\$ 699.65
07/03/24	ePayment	CRS Community Resource Services	\$ 16,254.89
07/03/24	Check	CSDPL-Colo Special Districts Prop & Liab	\$ 500.00
07/03/24	ePayment	CSU Colorado Springs Utilities	\$ 100.90
07/03/24	Check	Faris Machinery	\$ 537.11
07/03/24	Check	Finished Works Welding, LLC	\$ 600.00
07/03/24	ePayment	GSE Construction CO., Inc	\$ 94,722.60
07/03/24	ePayment	Jan-Pro of Southern Colorado	\$ 3,002.20
07/03/24	Check	John Deere Financial	\$ 380.36
07/03/24	Check	Lytle Water Solutions, LLC	\$ 15,202.59
07/03/24	ePayment	Matt Martin	\$ 154.00
07/03/24	Virtual card	O'Reilly Automotive	\$ 16.82
07/03/24	Check	RESPEC (formerly JDS Hydro)	\$ 7,977.53
07/03/24	ePayment	Rob's Septic Service & Porta-Pot Rental	\$ 1,555.00
07/03/24	Check	Ronnie Huery	\$ 69.97
07/03/24	ePayment	Russ Mills	\$ 145.00
07/03/24	Check	Shops at Meridian Ranch, LLC	\$ 99.84
07/03/24	Check	Soil Up, LLC	\$ 475.00
07/03/24	ePayment	Spencer Fane LLP	\$ 7,133.49
07/03/24	Check	Tech Builders Inc	\$ 9,992.00
07/03/24	Check	Thatcher Company, Inc	\$ 13,786.16
07/03/24	Check	VertiCloud Networks LLC	\$ 3,127.76
07/03/24	Check	Western Enterprises	\$ 26,250.00
07/03/24	Virtual card	Whisler Industrial Supply	\$ 28.14
07/03/24	Check	WHMD Woodmen Hills Metropolitan District	\$ 8,285.42

Total Invoices	36	Bill.com Total	\$ 396,696.40
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07/03/24	ACH	Conoco Fleet Services	\$ 2,552.45
07/03/24	13375	Void	\$ -
07/03/24	13376	Anita V Gallegos	\$ 1,000.00

# of Payments	38	Total Payment Amount	\$ 400,248.85
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<u>Payroll Transactions</u>	<u>6/1/24-6/30/24</u>
BOD Payroll:	\$ 538.25
Bi-weekly Payroll:	\$ 270,877.92
Payroll & HR Services:	\$ 1,687.30
Total:	\$ 273,103.47

MSMD Recreation Board Report

July 3rd, 2024

Usage Numbers June 1-26, 2024

Total Attendance – 16472

Childcare attendance – 350

Group Ex – 736 Participants. 594 were members. \$438 from non-members

Revenue collected - **\$23,928.48**

Previous Usage Statistics:

	Attendance	Childcare	Group Ex	Revenue
Jun-23	16377	253	557	19,492.50
Apr-24	12565	401	1090	19,025.00
May-24	12731	422	936	20,881.00

Monthly Recap:

Usage of the recreation center increased significantly as we are now officially in District 49 Summer. Operations have been smooth, and we have had a great first month of the summer season.

- Group exercise participation has slightly declined as it does annually during the summer months. This is attributed to less free time for the regular participants with kids out of school.
- The sports department is currently in their outdoor baseball season, and everything has been going well. Our first indoor volleyball league has begun, and we have over 70 participants! We are very excited for the volleyball league to grow and help introduce the game to many new kids.
- Childcare has been hosting their minicamp days with great registration. Roughly 25 children in each minicamp. Parents Night out has slowed down in the summer as it historically does.
- Aquatics opened the outdoor pool successfully and had a great start to the summer. We had many lifeguards go on vacation the first weeks of summer. Hope and Maria have stepped up and been providing additional coverage to the pool during hot summer days.
- Maintenance Updates
 - Long RTU work completed.
 - Annual fire system and backflow testing completed. Good report.
 - Cintas products have been great with good responses from members.

- Fire extinguishers and exit lighting were inspected and passed for all facilities.
- Shade Structure installation is set for July 27th.
- Studio lighting for group exercise classes.
- Outdoor Volleyball court poles remounted.
- Typical pool maintenance.
- Falcon Freedom Days on June 29th from 1-4pm, and 9:20pm Fireworks.
 - Will provide financial report of the event in August Board Meeting.

Parks and Grounds

Board Report

July 2024

In June we have been working to finish getting all our irrigation up and watering, all areas have been turned on and checked out for leaks or breaks in the turf areas and the guys are out fine tuning the tree bubblers and flower beds.

We have been hit with underground boring again this year and are keeping up with the main line breaks that have been caused by the fiber install. We are working with the boring companies to get these fixed up as fast as possible.

I'm working with 2 fencing companies to get a quote on the replacement of the privacy fence around Green's Park to compare some pricing. I have drafted a letter to the residents surrounding the park but will not deliver to them until I have a better time frame of when this might be happening, I would like to see what it's going to cost before spreading the word of a new fence around the park.

I am working with Front Range Kubota to purchase another side x side and potentially trade in our current one for a new one as well, to have a total of 2 machines for snow removal and other tasks around property.

I'm still in search for another truck for the parks department and have a couple possible leads, waiting on the pricing of a new truck.

We have noticed some of the parks are filling trash cans faster than we can pick them up so I am starting a new frequency for park trash pickup and will start doing it 2x's per week, Mondays and Fridays, so we don't get anymore trash piled next to the cans from over the weekend.

I am getting another 50 trees scheduled to be put into the ground for our first round of new trees this year and plan to do at least 50 more trees in another round before the end of the growing season.

Also the monument sign at MRB and Stapleton is planned to get completely overhauled with new plants and rock to spruce that entrance up here in the next month or so as soon as they can get us on the schedule.

MSMD Water/Wastewater Report June 2024

Water operations completed the monthly Bac-T sampling for June with no issues. Results for the Lead and Copper testing have been sent out to the customers as well as the certificate of delivery being sent to the state. Monthly meter reading and water usage was done on 6/28/24. Filter plant expansion is moving along we are still working on the issues found after paint and drywall were done electrical is all in, it and plumbing still pending final connections. The process piping for the filters is being coated, new water line into the building was reinstalled. Exterior paint is complete minus some touch ups and cleaning up some overspray and cut in areas. When drywall repairs are finished, they will be able to finish the interior paint as well. Filtronics portions are still being delayed but we appear to be making progress and may have most of those parts by next week sometime.

The fire hydrant at Anacostia and Angeles is being repaired and should be done by time of meeting.

Infiltration gallery inspections were all completed, and water level logging data was recorded. Monthly flow measurement and calculations were taken on 6/26/24. Gallery inspection and monitoring continues.

Antler Creek reservoir was full and watering the golf course has begun in full, aerators are here and should be in by time of meeting as well as more chemicals to try to help with the algae blooms. Algae has started to clog the intake from there to the wet well we pump from to feed the golf course pond and we are working to get it cleaned but our vac truck has had some issues, and we are hoping to have it able to use by the time of meeting as well.

Wastewater operations staff completed weekly composite sampling and drop off to Cherokee. We are making repairs to the bar screen at the lift station and the manufacturer sent some wrong parts, so our screen is down and we are having to clean it manually until the proper parts come in.

We are still working to schedule our contractor to replace another broken fire hydrant in Latigo and will still need to replace 1 more there, and we have some repairs to make on a few hydrants in the district.

The hot dry weather along with our growth has been a little rough on our water storage this month we have dropped a total of 8 feet in our tanks with all wells we have running, and those wells are going to need to start resting soon at least on a rotational basis. We highly recommend getting as much information out as possible about conserving water and when and how to water so we will not need to be in a worse position in the near future.

Crews continue to keep up with locates, well checks, filter plant and lift station work as well as inspections of new lines, and all day-to-day work.

Memorandum

TO: Clients and Other Interested Parties
FROM: Spencer Fane, LLP
RE: 2024 Legislative Update
DATE: June 20, 2024

This year's legislative session recently ended. Below is a summary of key bills that may affect your local government in several ways. Keep in mind this is just a summary. If you have any questions about how a law may affect your organization, please do not hesitate to reach out to us to discuss further.

The following bills may or may not have been signed by the Governor at the time of drafting, but all are expected to be signed or become law.

HB24-1007: *Concerning Residential Occupancy Limits*

The bill prohibits home rule or statutory cities and towns, territorial charter cities, and cities and counties from enacting or enforcing residential occupancy limits based on familial relationship while allowing such local governments to implement residential occupancy limits based on demonstrated health and safety standards such as international building code standards, fire code regulations, or Colorado Department of Public Health and Environment wastewater and water quality standards or local, state, federal or political subdivision affordable housing program guidelines.

HB24-1024: *Concerning the Continuation of Public Outreach Campaigns Relating to Wildfire Risk Mitigation in the Wildland-Urban Interface*

The bill requires the Colorado State Forest Service to conduct enhanced wildfire awareness monthly outreach campaigns through 2027 and other outreach efforts through the 2026-27 state fiscal year that are expected to increase awareness of wildfire risk mitigation by residents in the wildland-urban interface.

HB24-1033: *Concerning the Needs of an Individual with an Animal During an Emergency, and Strongly Encouraging that Emergency Management Plans Address the Needs of an Individual with an Animal During an Emergency and that Local Governments make Certain Information Publicly Available Relating to an Individual with an Animal During an Emergency*

Under current law, local emergency management agencies must maintain an emergency management plan with provisions for the preparation, prevention, mitigation, response, and recovery from emergencies and disasters. For any plan amended or created on or after July 1, 2024, this bill strongly encourages agencies to address the needs of individuals with animals during an emergency and includes provisions for the evacuation, shelter, and transport of individuals with an animal. Beginning January 2025, cities and counties are also strongly encouraged to make information for animal emergency preparedness available to the public.

HB24-1050: *Concerning the Simplification of Processes Related to Taxes Imposed by Local Governments, and Requiring Local Taxing Jurisdictions to Report Information on Local Lodging Tax and Building Permit-Related Sales or Use Tax Information*

The bill expands the Sales and Use Tax Simplification Task Force's scope to include simplifying local lodging tax systems. It requires the task force to study an electronic system for businesses to pay local lodging taxes during 2024 and allows them to propose 2025 legislation creating such a system.

The bill also requires jurisdictions that impose a local lodging tax to file a copy of the resolution or ordinance with the department and report the rate and calculation of the tax. The bill requires similar reporting for sales and use taxes that are integrated with building permits, but also requires reporting of the information on the permit, timing of remittance, and whether the tax is imposed on asphalt, equipment, storage of equipment, or services.

HB24-1091: *Concerning Prohibiting Restrictions on the Use of Fire-Hardened Building Material in Residential Real Estate*

The bill generally prohibits covenants and restrictions contained in any deed, contract, security instrument, or other instruments affecting the transfer or sale of, or any interest in, real property that explicitly or effectively prohibits or restricts the installation, use, or maintenance of fire-hardened building materials in residential real property, including in common interest communities. However, the bill allows a unit owners' association of a common interest community to develop reasonable standards regarding the design, dimensions, placement, or external appearance of fire-hardened building materials used for fencing within the community and adopt bona fide safety requirements that are consistent with applicable building codes or nationally recognized safety standards. Nothing in the bill confers upon a property owner, unit owner, or lessee the right to construct or place fire-hardened building materials on property that is:

- Owned by another person;
- Leased, except with permission of the lessor; or
- A limited common element or general common element of a common interest community.

HB24-1095: *Concerning Protections for Minor Workers in the "Colorado Youth Employment Opportunity Act of 1971"*

The bill increases the remedies and penalties for violations of the "Colorado Youth Employment Opportunity Act of 1971" and requires that fine revenue be deposited into the Wage Theft Enforcement Fund. Entities that violate the act must also pay specified damages to the aggrieved individual. Under current law, first-time child labor law violators face no fines or fines of only a few hundred dollars. HB24-1095 raises total employer liability to \$750 for first-time offenses and \$10,000 for willful or repeated offenses.

The bill eliminates the current law penalizing a person with legal responsibility for a minor, who knowingly permits the minor to be employed in violation of the act.

Additionally, the bill allows for a reduction or elimination of fines if a minor worker intentionally misleads an employer with regard to the minor's age and the employer reached out to a third party to attempt to verify the minor's age.

The director of the Division of Labor Standards and Statistics in the Department of Labor and Employment must issue a written notice to an employer with a description of penalties and damages owed if the act is violated. The employer may file a written request for an appeal within 35 days.

HB24-1107: *Concerning Judicial Review of a Local Land Use Decision*

The bill requires a court to award reasonable attorney fees to a prevailing governmental entity in an action for judicial review of a local land use decision involving residential use with a net project density of 5 dwelling units per acre or more, except for an action brought by the land use applicant before the governmental entity. Filing an action for judicial review of a local land use decision does not affect the validity of the local land use decision. The bill authorizes a governmental entity and the public to rely on the local land use decision in good faith for all purposes until the action for judicial review is resolved.

HB24-1152: *Concerning Increasing the Number of Accessory Dwelling Units*

The bill requires that certain local jurisdictions allow accessory dwelling units (ADU), lays out requirements and restrictions for these jurisdictions related to the administrative process for approving ADUs, and creates a certification and grant program in the Division of Housing in the Department of Local Affairs to encourage the construction, conversion, and use of ADUs. Subject jurisdictions are municipalities with at least 1,000 residents, or the portion of a county that is within a census-designated place with at least 40,000 residents that lays within a metropolitan planning organization.

Local ADU Requirements. On or after June 30, 2025, a subject jurisdiction must allow one ADU as an accessory use wherever the jurisdiction also allows single-unit detached homes. The bill prohibits subject jurisdictions from imposing new parking requirements or requiring that the ADU be owner-occupied. The administrative approval process must use objective standards only and must not include design or dimension standards that are more restrictive than the standards for single-unit detached dwellings in the same zoning district. The bill specifies other restrictions on ADU construction or conversion that may not be part of a subject jurisdiction's code.

Certified ADU Supportive Jurisdiction. The bill creates a certification process for subject jurisdictions to submit a report to the Division of Housing in DOLA demonstrating that the local government is in compliance with local ADU requirements, and is implementing one or more strategies that encourages the construction, conversion or use of ADUs. Subject jurisdictions must submit the report by June 30, 2025.

Grant Program. The bill creates the ADU Fee Reduction and Encouragement Grant Program in the division to provide grants to ADU supportive jurisdictions for activities that promote ADUs, including offsetting costs related to pre-approved plans, giving technical assistance, or reducing permitting fees and other development costs.

HB24-1155: *Concerning Modifications to the Statutes That Guide the Management of Certain Public Safety Emergencies*

The bill:

- Aligns the statutes that address the management of wildland fires with current practices by specifying the ability of fire response agencies to transfer management of a wildland fire to the county sheriff when a fire exceeds the capability of a fire response agency to manage;
- Repeals obsolete language requiring that emergency responses to wildfires adhere to a community wildfire protection plan, which is primarily a preventative planning document and not an emergency response tool;
- Provides flexibility to the Division of Fire Prevention and Control in the Department of Public Safety to determine when to use a unified command management strategy; and

- Repeals obsolete language referencing the division as the lead state agency for wildland fire response and suppression to align with the state emergency operations plan.

HB24-1172: *Concerning County Revitalization Authorities*

The bill provides Colorado counties with a way to take advantage of tax increment financing (“TIF”). Under current law, municipalities may create downtown development authorities and urban renewal authorities. The bill allows counties to create similar county revitalization authorities (“CRAs”) to promote economic revitalization in unincorporated areas of the state. CRAs may use resources like TIF and private financing to conduct revitalization projects according to plans, which must be reviewed by county planning commissions, be the subject of a public hearing, and be approved by the board of county commissioners.

HB24-1175: *Concerning a Local Government Right of First Refusal or Offer to Purchase Qualifying Multifamily Property for the Purpose of Providing Long-Term Affordable Housing or Mixed-Income Development*

The bill gives a “local government” a right of first offer and a right of first refusal to obtain residential properties for long-term affordable housing, as defined in the legislation. A “local government” is defined for purposes of this legislation to mean:

- (a) a City, City and County, or Town if the applicable qualifying property is located within the incorporated area of a City, a City and County, or a Town; and
- (b) A County if the applicable qualifying property is located within the unincorporated area of a County.

HB24-1233: *Concerning Modifications to Certain Procedural Requirements with Which a Unit Owners’ Association Must Comply When Seeking Payment of Delinquent Amounts Owed by a Unit Owner*

House Bill 22-1137 imposed procedural requirements on unit owners’ associations (“HOAs”) with respect to collecting payments from unit owners with delinquent accounts. The bill modifies some of these procedural requirements by:

- Removing a requirement that an HOA physically post notice of a unit owner’s delinquent account on the unit owner’s unit; and
- Allowing an HOA to charge a unit owner for the cost of sending notices or documentation by certified mail.

The bill requires HOAs to contact the unit owner or designated contract by two of the following means:

- Telephone call to a number the association has on file as provided by the unit owner or designated contact and shall, if possible, leave a voice message.
- Text message to a cellular number; or
- E-mail.

The bill also exempts time-share units that are not occupied on a full-time basis from some of the procedural requirements imposed by the bill.

HB24-1266: *Concerning the Relocation of Utility Facilities in a Local Government Right-Of-Way*

The bill requires a “local government” as defined below to notify affected utility companies of road improvement projects and establishes the process by which local governments and utility companies may enter into agreements governing the relocation of utility facilities. The bill requires local governments and utility companies to coordinate on road improvement projects necessitating the removal, relocation, or alteration of utility lines. “Local Government” is defined to mean “a statutory or home rule County, City and County, Municipality, or Town, excluding a local government that has granted a franchise to a utility company pursuant to Section 31-32-101 or Article XX of the State Constitution.”

HB24-1267: *Concerning Requiring a Metropolitan District Engaging in Covenant Enforcement Activities to Comply with Certain Policies Related to Covenant Enforcement*

The bill requires a metropolitan district engaging in covenant enforcement and design review services to comply with certain procedural requirements, including:

- By January 1, 2025, adopting a written policy governing the imposition and collection of fines;
- By January 1, 2025, adopting a written policy governing how disputes between the metropolitan district and a resident are addressed; and
- Notwithstanding any provision in a Declaration, Rules and Regulations, or any other instrument that a metropolitan district enforces to the contrary, refraining from prohibiting residents from engaging in certain activities on their property, which are similar to requirements and restrictions already in effect for homeowners associations under the Colorado Common Interest Ownership Act, including the following activities that are further delineated in the bill: displaying flags and signs; parking a motor vehicle in a driveway that the resident has as a condition of employment with emergency services; removing vegetation for fire mitigation purposes in accordance with a written defensible space plan; modifying a property to accommodate an individual with disabilities; using a rain barrel, operating a licensed family child-care home; or installing renewable energy generation devices.

The bill prohibits a metropolitan district from foreclosing on any lien based on a resident’s delinquent fees or other charges owed to the metropolitan district.

The bill also imposes certain procedural requirements regarding court actions filed by or against a metropolitan district based on an alleged violation of the metropolitan district’s declaration, rules and regulations, or other instruments.

A metropolitan district that engages in design review services but does not engage in covenant enforcement or form a homeowners’ association, cannot pursue other remedies against residents to enforce its design review requirements and need not adopt the written policies required under the bill.

HB24-1302: *Concerning Information to Real Property Owners Regarding Property Taxes*

The bill requires towns, cities, school districts, special districts, and other taxing authorities to submit, with their annual certification of levies, the following information for each levy that the taxing authority imposes:

- The rate of each levy;
- The prior year levy and revenue collected from the levy;
- The maximum levy that may be levied without further voter approval;
- The allowable annual growth in revenue collected from the levy;
- The actual growth in revenue collected from the levy over the prior year;

- Whether revenue from the levy is allowed to be retained and spent as a voter-approved revenue change pursuant to section 20(7)(b) of article X of the state constitution;
- Whether revenue from the levy is subject to a specified statutory limit on annual revenue growth;
- Whether revenue from the levy is subject to any other limit on annual revenue growth enacted by the taxing authority or other local government;
- Whether the levy must be adjusted, or whether a mill levy credit must be allowed, to collect a certain amount of revenue for the tax year, and, if applicable, that amount of revenue; and
- Any other information determined necessary by the Department of Local Affairs.

On or before September 1, 2024, the Department of Local Affairs shall determine the process by which taxing authorities will provide this information.

Counties, in coordination with the property tax administrator, are required to ensure that this information is publicly available.

HB24-1304: *Concerning Parking Requirements Within Metropolitan Planning Organizations*

On or after June 30, 2025, the bill prohibits a county or municipality from enforcing minimum parking space requirements for real property that is located within a metropolitan planning organization. However, nothing in the legislation is intended to:

- Lower the protections provided for persons with disabilities;
- Prevent a county or municipality from enacting or enforcing a maximum parking requirement;
- Prevent a local government or a developer from being awarded funding for affordable housing that requires a ratio of a certain number of parking spaces;
- Affect the ability of a local government to enforce any agreement made in connection with a land use approval prior to the effective date of the bill, to provide regulated affordable housing in exchange for reducing minimum parking requirements;
- Prevent a local government from enacting or enforcing local laws that establish a minimum requirement for bicycle parking; or
- Prevent a local government from imposing the following requirements on a parking space that is voluntarily provided in connection with a land use approval: (i) that the owners of such a parking space charge for the use of the space; (ii) that the owner of a such a parking space contribute to a parking enterprise, permitting system, or shared parking plan; and (iii) that such a parking space allows for electric vehicle charging stations in accordance with existing law.

Notwithstanding anything in the foregoing to the contrary, the bill states that a local government that follows the procedure set forth in the legislation may impose or enforce a minimum parking requirement in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one parking space per dwelling unit in the housing development.

The bill requires a county or municipality that is subject to the bill, on or after December 31, 2025, to submit a report to the Department of Local Affairs detailing the county or municipality's compliance with the requirements of the bill. The bill provides a process for the review of such a report. The bill requires the Department of Local Affairs, in consultation with the Department of Transportation, and the Colorado Energy Office, to develop and publish best practices and technical assistance materials concerning optimizing parking supply and managing parking.

HB24-1313: *Concerning Measures to Increase the Affordability of Housing in Transit-Oriented Communities*

The bill identifies local governments, defined to mean municipalities, counties, or tribal nations with jurisdiction in Colorado, that must create, report, and implement a housing opportunity goal to increase housing inventory. The Department of Local Affairs in collaboration with the Colorado Energy Office and the Colorado Department of Transportation, are required to provide broad technical assistance to affected local governments, and administer a grant program to assist with planning, compliance, and infrastructure projects.

HB24-1337: *Concerning the Rights of a Unit Owner in a Common Interest Community in Relation to the Collection of Amounts Owed by the Unit Owner to the Common Interest Community*

The bill modifies rules concerning the collection of delinquent payments and other costs by a homeowners association from a unit owner, and establishes a redemption process for foreclosed units.

HB24-1379: *Concerning the Regulation of State Waters in Response to Recent Federal Court Action*

The bill expands the authority of the Colorado Department of Public Health and Environment to establish requirements, prohibitions, and standards for the regulation of discharged dredge and fill materials into state waters, including wetlands. The bill specifies activities that are exempt from dredge and fill program requirements, and exclusions for certain types of waters that may otherwise fall under the definition of “state waters.”

HB24-1454: *Concerning a One-Year Extension of the Deadline for Public Agencies to Comply with Digital Accessibility Standards if the Public Agency Demonstrates a Good Faith Effort Toward Compliance*

Current law requires state agencies and public entities to comply with digital accessibility standards on or before July 1, 2024. The bill provides a one-year extension to July 1, 2025, of immunity from liability for failure to comply with the digital accessibility standards for an agency that demonstrates good faith efforts toward compliance or toward resolution of any complaint of noncompliance.

To be eligible for the immunity, by July 1, 2024, a public entity’s or state agency’s good faith efforts must include:

- Creating a progress-to-date report that demonstrates concrete and specific efforts toward compliance on the front-facing web pages;
- Updating the report on a quarterly basis; and
- Creating a clear, easy-to-find process for requesting redress for inaccessible digital products, including contact options that are not dependent on web access or digital accessibility and are prominently displayed on all front-facing web pages.

If a civil action is filed and a public entity or state agency alleges that it has made good faith efforts, the court in which the civil action was filed shall determine, based on a preponderance of the evidence, whether the public entity or state agency has made good faith efforts, and, if the court determines that good faith efforts have been made, the court shall dismiss the action without prejudice.

HB24-1463: *Concerning Restrictions on the Authority of a Special District to Set Fees on Developments*

The bill requires that the board of a special district, within 30 days of receiving a written request from any local government within the boundaries of which the district operates or partly operates, provide

the rate schedule for the district's tap fees, system development fees, or other fees and charges that contemplate future water or sanitation system usage, and, upon request of the local government, provide any professional analyses and a detailed written justification of the costs and methodologies used to calculate those fees.

SB24-002: *Concerning the Authority of a Local Government to Establish a Property Tax Incentive Program to Address an Area of Specific Local Concern Related to the Use of Real Property in the Government's Jurisdiction, and Authorizing Counties and Municipalities to Offer Limited Property Tax Credits or Rebates to Incentive Program Participants*

The bill authorizes counties and municipalities to establish a property tax incentive program to address an area of specific local concern related to the use of real property in the government's jurisdiction, and, in connection therewith, authorizing counties and municipalities to offer limited property tax credits or rebates to incentive program participants.

SB24-005: *Concerning the Conservation of Water in the State Through the Prohibition of Certain Landscaping Practices*

Beginning January 1, 2026, the bill prohibits local governments, including special districts, from allowing the installation, planting, or placement of nonfunctional turf, artificial turf, or invasive plant species on commercial, institutional, or industrial property, common interest community property, or a street right-of-way, parking lot, median, or transportation corridor. The foregoing prohibition is not applicable to residential property.

SB24-005 defines "nonfunctional turf" as turf that is not "functional turf". The definition of "functional turf" is below:

Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.

SB24-023: *Concerning the Requirement That Local Taxing Jurisdictions Hold Harmless Vendors That Rely on Erroneous Data in Certain Electronic Systems Related to Sales and Use Tax That Are Managed by the Department of Revenue*

The Department of Revenue owns and maintains a GIS database that is provided to vendors to determine the jurisdictions to which tax is owed and to calculate appropriate sales and use tax rates for individual addresses. The bill establishes that any vendor that properly uses and reasonably relies on the information in the GIS database to determine the tax rate and local taxing jurisdictions to which sales or use tax is owed is held harmless in an audit by a local taxing jurisdiction for an underpayment of tax, charge, or fee liability that results solely from an error or omission in the GIS database data. The bill requires the Department of Revenue to update the GIS database within 30 days of its receipt of updated or corrected information from a local taxing jurisdiction, provide a reasonably convenient method for a local taxing jurisdiction to report an error in the GIS database data, and ensure the data in the GIS database, including jurisdictional boundaries and tax rates, is at least 95% accurate.

SB- 24-058: *Concerning Landowner Liability Under the Colorado Recreational Use Statute*

Under current law, the "Colorado Recreational Use Statute" ("CRUS") protects landowners ("Owners") from liability resulting from the use of their lands by other individuals for recreational purposes. However, the CRUS does not limit an Owner's liability for injuries or death resulting from the Owner's willful or malicious failure to guard or warn against a known dangerous condition, use, structure, or activity likely to cause harm ("Willful or Malicious Failure"). The bill states that under such circumstances, an owner does not commit a Willful or Malicious failure if:

- The Owner posts a warning sign at the primary access point where the individual entered the land, which sign satisfies the criteria included in the legislation;
- The Owner maintains photographic or other evidence of the sign; and
- The dangerous condition, use, structure, or activity that caused the injury or death is described by the sign.

The bill requires an individual who accesses land for recreational purposes to stay on the designated recreational trail, route, area, or roadway unless the owner expressly allows otherwise, or be deemed a trespasser.

SB24-073: *Concerning a Change to the Maximum Number of Employees that an Employer May Employ to Qualify as a Small Employer for Healthcare Insurance Coverage*

For the purposes of providing health insurance coverage, current law defines a "small employer" as any individual, firm, corporation, partnership, or association that employs between one and 100 employees during a calendar year. Effective January 1, 2026, the bill amends the definition to define a "small employer" as any person that employs between one and 50 employees during a calendar year.

SB24-111: *Concerning a Reduction in the Valuation for Assessment of Qualified-Senior Primary Residence Real Property*

The purpose of the bill is to provide property tax relief to qualifying older Coloradans by making the savings from the Senior Homestead Property Tax Exemption allowed for under C.R.S. § 39-3-203(1) portable between primary residences for the 2025 and 2026 property tax years only. The bill gives qualifying individuals the freedom to move or downsize and still be eligible for a property tax exemption.

For property tax years 2025 and 2026 only, the bill creates a new subclass of residential real property called "Qualified-Senior Primary Residence Real Property", which includes residential real property that as of the assessment date is used as the primary residence of an owner-occupier, as defined in the bill, if:

- The owner-occupier applies to the county assessor for the classification;
- The owner-occupier previously qualified for and received the Senior Homestead Property Tax Exemption for a different property for a property tax year commencing on or after January 1, 2020, and does not qualify for the exemption for the current property tax year; and
- The circumstances that qualify the property for the classification have not changed since the filing of the application.

The bill provides for a backfill mechanism in which the State of Colorado is required to reimburse local governmental entities for 100% of the property tax revenue lost due solely to the reduced valuation for assessment of Qualified-Senior Primary Residence Real Property as compared to the valuation for assessment of other residential real property and specifies the process by which the proper amount of reimbursement is calculated and reimbursement is made.

SB24-129: *Concerning Protecting the Privacy of Persons Associated with Nonprofit Entities, and Prohibiting Public Agencies from Taking Certain Actions Relating to the Collection and Disclosure of Data That May Identify Such Persons*

With certain exceptions, the bill prohibits a public agency from:

- Requiring any person to provide the public agency with data that may identify a member, volunteer, or donor of a nonprofit entity (“Member-Specific Data”) or compelling the disclosure of Member-Specific Data;
- Disclosing Member-Specific Data to any person; or
- Requesting or requiring a current or prospective contractor or a current or prospective grantee of a grant program administered by the public agency to provide a list of nonprofit entities to which the current or prospective contractor or grantee has provided financial or nonfinancial support.

A nonprofit entity or any of its members affected adversely by a public agency's violation of the bill's provisions may initiate a civil action against the public agency in district court for injunctive relief, damages, or such other relief as is appropriate. Notwithstanding existing laws concerning governmental immunity, a court may award damages against a public agency that violates the bill's provisions as follows:

- Not less than \$2,500 for each reckless violation; and
- Not less than \$7,500 for each intentional violation. A court may also award the costs of litigation to a complainant that prevails in such an action.

A court may also award the costs of litigation to a complainant that prevails in such an action.

The bill prohibits a custodian of public records (“Custodian”) from requiring a nonprofit entity to produce Member-Specific Data that is contained in public records where such records are not subject to inspection and copying pursuant to the "Colorado Open Records Act". A Custodian must deny any request to inspect, copy, or reproduce any Member-Specific Data in the possession of a public agency and provided to the public agency by a nonprofit entity. A Custodian must not require a nonprofit entity to produce records and information relating to the identification of individual employees of nonprofit entities with whom the public entity contracts for services or of individual employees of subcontractors of such nonprofit entities.

SB24-131: *Concerning Prohibiting Carrying a Firearm in Sensitive Spaces*

The bill prohibits a person from carrying a firearm, both openly and concealed, in public locations as specified in the bill and below.

Government buildings. Carrying firearms is prohibited on the property, offices, and adjacent parking areas of the General Assembly, local government governing bodies, and courthouses. Exceptions are provided for certain individuals in the performance of their duties, and for concealed carry permit holders only when in adjacent parking areas. Local governments are authorized to enact ordinances prohibiting or allowing firearms at government buildings within the scope of the bill. The penalty for a violation is a class 1 misdemeanor.

Educational institutions. The bill prohibits carrying firearms at public or private schools, colleges, and universities. Exceptions are provided for authorized activities, certain individuals in the performance of their duties, and concealed carry permit holders only when in adjacent parking areas. The bill changes the penalty for unlawfully carrying a firearm at educational institutions from a class 5 felony to a class 1 misdemeanor.

Polling locations. Under current law, open carry of firearms at or near polling locations is prohibited, punishable as a misdemeanor with fines and jail times specified in statute. The bill extends this prohibition to the concealed carry of firearms.

SB24-134: *Concerning the Operation of a Home-Based Business in a Common Interest Community*

The bill prohibits a unit owners' association from prohibiting the operation of a home-based business in a common interest community. The operation of a home-based business must still comply with any applicable and reasonable unit owners' association rules or regulations related to architectural control, parking, landscaping, noise, nuisance, and other matters that may impact the operation of a home-based business. The operation of a home-based business must also comply with municipal and county noise and nuisance ordinances or resolutions.

SB24-148: *Concerning Allowing Certain Facilities to Use Water Detained in a Storm Water Detention and Infiltration Facility for Precipitation Harvesting*

Under current law, an entity that owns, operates, or has oversight over a storm water detention and infiltration facility is not allowed to divert, store, or otherwise use water detained in such facility. For facilities that are also approved for use as a precipitation harvesting facility, either through a substitute water supply plan or an augmentation plan, the bill authorizes the use of water detained in the facility pursuant to an approved precipitation harvesting pilot project for precipitation harvesting.

SB24-160: *Concerning Records Related to Complaints of Discriminatory Workplace Practices*

In the 2023 legislative session, the general assembly enacted two bills related to complaints and findings of discriminatory or unfair practices in the workplace, including complaints and findings of sexual harassment committed by an elected official, and access to records of such complaints and findings. The bills resulted in a conflict in the law with regard to public access to records of sexual harassment complaints against an elected official. Specifically, Senate Bill 23-172:

- Requires employers to designate a repository of written and oral complaints of discriminatory or unfair employment practices, including sexual harassment complaints; and
- Specifies that records in an employer's designated repository are not public records and are not open to public inspection except in very limited circumstances specified in the "Colorado Open Records Act" ("CORA").

Senate Bill 23-286 amended CORA to require the custodian of any record of a sexual harassment complaint against an elected official to make the record available for public inspection, after redacting the identity of or any information that would identify any accuser, accused who is not an elected official, victim, or witness, if the investigation concludes that the elected official is culpable of sexual harassment.

The bill resolves the conflict between Senate Bill 23-172 and Senate Bill 23-286 by allowing public inspection of records in an employer's designated repository that pertain to a sexual harassment complaint or investigation against an elected official found culpable of sexual harassment.

Additionally, the bill designates the Office of Legislative Workplace Relations as the repository of complaint records for the employers in the legislative department.

SB24-174: *Concerning State Support for Sustainable Affordable Housing*

The bill requires that the Department of Local Affairs develop methodologies and conduct various housing needs assessments and action plans and provide grants and technical assistance to assist local governments to conduct housing needs assessments and action plans. "Local government" is defined in SB24-174 to mean "a home rule, territorial, or statutory county, City and County, City, or Town."

SB24-210: *Concerning Modifications to Laws Regarding Elections*

The bill makes several modifications to the election laws in Colorado. As most relevant to our clients, the bill modifies the Fair Campaign Practices Act as follows:

- Prohibits a natural person who is not a citizen of the United States, a foreign government, or a foreign corporation from making a direct ballot issue or ballot question expenditure in connection with an election on a ballot issue or ballot question in the state;
- Specifies that a candidate seeking reelection does not have to file an additional disclosure statement filed pursuant to current law if the incumbent has filed the annual report required by law within the last 30 days from which the incumbent becomes a candidate for reelection;
- Clarifies that any person may file a complaint with the secretary of state about a candidate not complying with the disclosure statement requirements; and requires a candidate for specified offices to amend the disclosure statement when there is a substantial change of interests in connection with which the disclosure is required.

SB24-233: *Concerning Property Tax^{1 2}*

Conditional Effective Date: Senate Bill 24-233 (SB24-233) does not take effect if an Initiative that is approved at the November 2024 statewide election that does either of the following:

- reduces valuations for assessment; or
- requires voter approval for retaining property tax revenue that exceeds a limit.

A. Local Property Tax Revenue Limit

1. Beginning 2025 Property Tax Year (PTY), places a growth limit of 5.5% of qualified property tax revenue collected by defined local governments. A general overview is:
 - a. Property tax revenue is either qualified (subject to the limit) or excluded from the Property Tax Revenue Limit. *Please see #5 below for the exclusions;*
 - b. The Property Tax Revenue Limit is calculated at an annual growth rate of 5.5% from the PTY 2023 base year;
 - c. The base year is PTY 2023 property tax revenue (of the qualified revenue subject to the limit) plus reimbursements received by the local government pursuant to SB22-238 and SB23B-001.
2. School Districts, Home Rule Municipalities, and a Local Government that has not yet waived the 5.5% statutory limit or the TABOR spending limit are not subject to the Property Tax Revenue Limit

¹ This bill was passed late in the Legislative Session and was rushed through the General Assembly. As a result, there is confusion regarding the overall effect of the bill. This summary is what was provided by the General Assembly and may be changed after the date of this memo. Further, there are at least two ballot initiatives (Initiative 50 and 108) slated to be part of a ballot issue in the November 2024 election that may further impact property taxes.

² This information is reproduced from a summary provided by the Special Districts Association (SDA) as a member service.

3. Temporary Mill Tax Credits are the mechanism used to remain under the Property Tax Revenue Limit

Note: Temporary Mill Credits are generally used to remain under the TABOR and/or 5.5% statutory limit (if not waived by voters)

4. A local government may seek voter approval to:

- a. Exceed the Property Tax Revenue Limit for a single year, multiple years, or all future property tax years;
 - b. Levy new mills that are not subject to the Property Tax Revenue Limit;
 - c. Levy a floating mill up to the Property Tax Revenue Limit.
- *Subsections b. and c. above expressly apply to elections after the effective date of SB24-233– see conditional effective date in Section 14 of SB24-233.*
 - *Subsection a. above does not expressly specify if a Property Tax Limit waiver election is effective upon effect of SB24-233 or on or after January 1, 2025.*
 - *Please consult with legal counsel on effective dates relating to elections.*

5. Exclusions from the Property Tax Revenue Limit include:

- a. New construction and personal property;
- b. Changes in law for property tax classification or to the annexation or inclusion of additional land, improvement thereon and personal property;
- c. Revenue attributable to the expiration of the use of the local governmental entity's incremental tax revenues diverted for tax increment financing (TIF) purposes;
- d. Previously omitted property;
- e. Revenue abated or refunded by local government during reassessment cycle;
- f. Revenue attributable to previously exempt federal property that becomes taxable;
- g. Revenue from producing mines or lands or leaseholds producing oil or gas;
- h. An amount to provide for the payment of bonds and interest thereon or the payment of any other contractual obligation approved by voters; and
- i. Revenue attributable to new mills approved by voters after the effective date of SB24-233.

B. Assessment Rates and Reductions

1. Nonresidential Assessment Rate (AR)

PTY	AR	Exemption/Reduction (if any)
PTY 2024	27.9%	\$30,000 reduction from Actual Value (not Assessed Value)
PTY 2025	27%	
PTY 2026	25%	

2. PTY 2024 Residential Assessment Rate (RAR)

Classification	AR	Exemption/Reduction (if any)
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Multifamily	6.7%	\$55,000 reduction from Actual Value (not Assessed Value)
All other	6.7%	\$55,000 reduction from Actual Value (not Assessed Value)

3. PTY 2025: Schools and Non-Schools Bi-Furcated (De-Coupled)

Different Residential Assessment Rates

Homestead Exemption applies only to Non-School Local Governments

School or Non-School	RAR	Exemption/Reduction (if any)
School	7.15%	
Non-School	6.4%	

4. PTY 2026 and thereafter: Schools and Non-Schools Bi-Furcated (De-Coupled)

Different Residential Assessment Rates

Homestead Exemption applies only to Non-School Local Governments

School or Non-School	RAR	Exemption/Reduction (if any)
School	7.15%	Assessment rate must be temporarily reduced after first year in which leg council notifies property tax administrator that the local share of total program is at or exceeds 60%
Non-School	6.95%	Homestead Exemption:
		10% of Actual Value (not Assessed Value) up to \$700,000 <ul style="list-style-type: none"> Maximum exemption is \$70,000 Applies to all residential property

C. State Reimbursement/Backfill for Non-School Local Governments

1. Only for PTY 2024
2. Eligibility and basis:
 - a. To qualify, the change in Assessed Value of the Non-School Local Government from PTY 2022 to PTY 2024 must be negative.
 - b. If eligible, the Non-School Local Government reimbursement is the Negative Assessed Value (from PTY 2022 to PTY 2024) multiplied by its PTY mill levy rate
3. Funding level is \$10,311,233 from the sustainable rebuilding program fund. If this amount is not sufficient to fully backfill the eligible local governments, the backfill will be proportionately reduced.

Notes:

- Eligibility for backfill is stricter than SB23B-001
- *The SB24-233 backfill formula will result in few Non-School Local Governments receiving backfill.*

D. Additional Changes

1. **Expansion of the Property Tax Deferral Program:** removes the 4% tax growth cap so that more property owners may utilize deferrals.

LEGISLATION THAT WAS LOST

HB24-1015: *Concerning Suicide Prevention Education in the Workplace* (Died in Appropriations)

HB24-1016: *Concerning a Requirement that Voters Reauthorize a Local Government to Retain Revenue in Excess of the Limitations Imposed by Section 20 of Article X of the State Constitution* (Died in House Committee)

HB24-1065: *Concerning a Reduction of the State Income Tax Rate* (Died in House Committee)

HB24-1073: *Concerning the Scope of the Independent Ethics Commission's Jurisdiction Over Ethics Complaints Against Local Governments, and Expanding the Independent Ethics Commission's Jurisdiction to Include School Districts and Special Districts* (Died in House Committee)

HB24-1078: *Concerning the Regulation of Community Association Managers by the Division of Real Estate in the Department of Regulatory Agencies* (Died in Appropriations)

HB24-1080: *Concerning Requirements for Youth Sports Personnel That Improved the Safety of the Participants* (Governor Vetoed)

HB24-1110: *Concerning Requiring Employers to Post in the Workplace the Benefits That Are Available to Veterans of the Armed Services* (Died in Appropriations)

HB24-1125: *Concerning the Creation of an Income Tax Credit for Qualified Costs Incurred in the Conversion of a Commercial Structure to a Residential Structure* (Died in Appropriations)

HB24-1140: *Concerning Eligibility for Workers' Compensation Benefits for Workers Diagnosed with Posttraumatic Stress Disorder (PTSD) as the Result of Complex Trauma* (Died in House Committee)

HB24-1158: *Concerning the Protection of Unit Owners in Relation to Foreclosures by Unit Owners' Associations* (Lost on House 3rd Reading)

HB24-1159: *Concerning the Exclusion from Public Employees' Retirement Association Membership of Employees of Private Third-Party Entities That Contract to Perform Services for a Public Entity* (Died in House Committee)

HB24-1166: *Concerning the Expansion of Property Tax Exemptions for Certain Owner-Occupied Primary Residences* (Died in House Committee)

HB24-1168: *Concerning Equal Access to Public Meetings* (Died in Appropriations)

HB24-1178: *Concerning Local Government Authority to Regulate Pesticides* (Laid Over on House 2nd Reading)

HB24-1218: *Concerning Cost Associated with the Provision of Ground Ambulance Services* (Died in House Committee)

HB24-1230: *Concerning Protections for Property Owners with Respect to Improvements to Real Property* (Laid Over on Senate 2nd Reading)

HB24-1239: *Concerning Requiring a Local Government to Modify a Building Code to Allow Five Stories of a Multifamily Residential Building to be Served by a Single Exit* (Died in House Committee)

HB24-1260: *Concerning a Prohibition Against Disciplining an Employee for Refusing to Participate in Employer Speech* (Governor Vetoed)

HB24-1279: *Concerning the Use of Vote Tracking Numbers in Elections, and Establishing Requirements for the Creation and Use of a Distributed Ledger, Cast Vote Record, Tally Status Report, Vote Tracking Number Assignment, and Voter Eligibility Status Distributed Ledgers* (Died in House Committee)

HB24-1296: *Concerning Modifications to Lessen the Burden of Responding to Records Requests for Custodians of Records Under the “Colorado Open Records Act”* (Died in Senate Committee)

HB24-1299: *Concerning the Classification of Short-Term Rental Units for Purposes of Property Tax Treatment* (Died in House Committee)

HB24-1300: *Concerning Wildfire Mitigation Requirements in Connection with the Sale of a Residence* (Died in Senate Committee)

HB24-1366: *Concerning Sustainable Local Government Community Planning* (Died in Appropriations)

HCR10012: *Submitting to the Residents of the State of Colorado an Amendment to the Colorado Constitution Concerning the Expansion of Eligibility for the Senior Property Tax Exemption, and Allowing a Senior Who Received the Exemption for 2016 or Any Later Year for a Prior Owner-Occupied Primary Residence to Claim the Exemption for the Senior's Current Owner-Occupied Primary Residence Regardless of How Long the Senior Has Owned and Occupied that Residence* (Died in House Committee)

HCR1006: *Submitting to the Registered Electors of the State of Colorado an Amendment to the Colorado Constitution Concerning a New Annual Property Tax Revenue Growth Limit, and Limiting Each Taxing Jurisdiction's Annual Property Tax Revenue Growth from Existing Taxable Property to the Percentage by Which State Revenue Growth is Limited by the Taxpayer's Bill of Rights (TABOR) Plus Two Percentage Points* (Died in Appropriations)

SB24-009: *Concerning Assisting Local Governments with Disaster-Related Programs, and Establishing the Slash Removal Pilot Program and Providing Guidance to Local Governments on Debris Removal Program* (Died in Appropriations)

SB24-028: *Concerning a Comprehensive Study on Biochar, and Studying the Use of Biochar in Wildfire Mitigation Efforts* (Died in Senate Committee)

SB24-033: *Concerning the Property Tax Treatment of Real Property That is Used to Provide Lodging* (Died in Senate Committee)

SB24-106: *Concerning Legal Actions Based on Claimed Defects in Construction Projects* (Died in House Committee)

SB24-144: *Concerning a Limit on the Percentage by Which the Actual Value of Most Classes of Real Property May Increase* (Died in Senate Committee)

SB24-154: *Concerning Increasing the Number of Converted Accessory Dwelling Units* (Died in Senate Committee)