

PARK 70 METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Keiffer Garton	President	2023/May 2022
Tom Martin	Treasurer	2023/May 2022
VACANT		2022/May 2022
VACANT		2022/May 2022
VACANT		2022/May 2022
Ann Finn	Secretary	non-elected position

DATE: **March 22, 2022**

TIME: **2:00 P.M.**

PLACE: **VIA ZOOM**

<https://us02web.zoom.us/j/82222484542?pwd=NDhjVHdiUXlsRy9pZVdZTlUyVVIeUT09>

Phone: 1 (669) 900 6833 or 1 (253) 215-8782

Meeting ID: 822 2248 4542

Password: 939192

One tap mobile: +16699006833,,82222484542#,,, *939192#

I. ADMINISTRATIVE MATTERS

A. Confirm Quorum and Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

C. Discuss status of the May 3, 2022 Regular Election and future Board Members.

D. Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Approve Minutes of the November 9, 2021 Special Meeting (enclosure).

2. Ratify the payment of claims through the period ending (*enclosures*):

Fund	Period Ending Nov. 30, 2021	Period Ending Dec. 31, 2021	Period Ending Jan. 31, 2022	Period Ending Feb. 28, 2022
General	\$ 12,586.49	\$ 13,259.87	\$ 7,149.88	\$ 13,205.06
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 12,586.49	\$ 13,259.87	\$ 7,149.88	\$ 13,205.06

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
-

III. FINANCIAL MATTERS

- A. Review and accept the unaudited Financial Statements through the period ending December 31, 2021 and accept the Schedule of Cash Position as of March 31, 2021 (enclosure).
-
- B. Discuss process and timing for payment of invoices.
-
- C. Discuss possible bond issuance and engagement of an underwriter.
-

IV. LEGAL MATTERS

- A. Discuss the organization of a property owners association.
-
- B. Ratify approval of the Assignment and Assumption of Development Agreement (“DA”) between Prologis and the District regarding Prologis Park 70 (to be distributed).
-
1. Discuss outstanding obligations of the District under the DA.
-
2. Discuss possible License Agreement with the City of Aurora related to the new improvements to be constructed by the District.
-
- C. Approve the conveyance of property (monument) from Prologis Park 70 Land Venture LLC to the District.
-

1. Discuss status of the renovation of the monuments.
-

V. CAPITAL IMPROVEMENTS

- A. Discuss status of reimbursement of Construction Management Fees.
-

VI. OPERATIONS AND MAINTENANCE

- A. Discuss tree replacements.
-

1. Review bids (enclosures).
-

2. Approve Service Agreement.
-

VII. OTHER BUSINESS

- A. _____
-

- VIII. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 7, 2022 AT 1:00 PM**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARK 70 METROPOLITAN DISTRICT HELD NOVEMBER 9, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Park 70 Metropolitan District (referred to hereafter as the “District”) was duly held on Tuesday, the 9th day of November, 2021, at 1:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public via Zoom.

ATTENDANCE

Directors In Attendance Were:

Keiffer Garton, President
Tom Martin, Treasurer

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Paula Williams, Esq.; McGeady Becher P.C.

Lindsay Ross; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Attorney Williams noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors’ Disclosure Statements had been filed with the Colorado Secretary of State.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board’s review and approval a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Agenda was approved, as amended.

RECORD OF PROCEEDINGS

Meeting Location/Manner and Posting of Meeting Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. The Board noted that the meeting was held via Zoom. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Resolution No. 2021-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Ms. Finn discussed with the Board Resolution No. 2021-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet at 1:00 p.m. on June 7 and November 8, 2022 via Zoom Meeting.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for 24–Hour Notices.

§32-1-809, C.R.S., Reporting Requirements, Mode of Eligible Elector Notification for 2022: The Board discussed §32-1-809, C.R.S., reporting requirements and mode of eligible elector notification for 2022.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board determined to post the required transparency notice on the Special District Association’s website.

CONSENT AGENDA: The Board considered the following actions:

- Approve Minutes of the June 8, 2021 Special Meeting.
- Ratify approval of payment of claims as follows:

Fund	Period Ending June 30, 2021	Period Ending July 31, 2021	Period Ending Aug. 31, 2021	Period Ending Sept. 30, 2021
General	\$ 9,880.03	\$ 27,600.32	\$ 31,481.99	\$ 28,960.02
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 9,880.03	\$ 27,600.32	\$ 31,481.99	\$ 28,960.02

RECORD OF PROCEEDINGS

Fund	Period Ending Oct. 31, 2021
General	\$ 28,200.85
Debt Service	\$ -0-
Capital Projects	\$ -0-
Total	\$ 28,200.85

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**PUBLIC
COMMENT**

There was no public comment.

**FINANCIAL
MATTERS**

Unaudited Financial Statements: Ms. Ross reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending September 30, 2021 and the schedule of cash position updated as of November 1, 2021.

Following review and discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending September 30, 2021 and the schedule of cash position updated as of November 1, 2021.

2021 Audit: The Board reviewed the proposal from Simmons & Wheeler, P.C. to perform the 2021 Audit.

Following discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board approved the engagement of Simmons & Wheeler, P.C. to perform the 2021 Audit, for an amount not to exceed \$5,000.

2021 Budget Amendment Hearing: The President opened the public hearing to consider a Resolution to Amend the 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

RECORD OF PROCEEDINGS

Following review and discussion, Director Martin moved to adopt the Resolution to Amend 2021 Budget, Director Garton seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-02 to Amend the 2021 Budget to amend the Debt Service Fund to \$2,093,000. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2022 Budget Hearing: The President opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Ross reviewed the estimated year-end 2021 revenues and expenditures and the proposed 2022 estimated revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2021-11-03 to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution No. 2021-11-04 to Set Mill Levies (for the General Fund at 5.000 mills, the Debt Service Fund at 25.500 mills and ARI Mill Levy at 1.000 mills for a total of 31.500 mills). Upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2021. Ms. Finn was authorized to transmit the Certification of Mill Levies to the County not later than December 15, 2021. Ms. Finn was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2022. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

2023 Budget Preparation: The Board discussed the preparation of the 2023 Budget.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2023 Budget. The Board determined to hold the public hearing to consider adoption of the 2023 Budget on November 8, 2022, at 1:00 a.m. via Zoom Meeting.

Master Service Agreement and Statement of Work with CliftonLarsonAllen LLP for Accounting Services: The Board reviewed a Master Service Agreement and Statement of Work with CliftonLarsonAllen LLP for Accounting Services.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Master Service Agreement and Statement of Work with CliftonLarsonAllen LLP for Accounting Services.

LEGAL MATTERS

Lien Filed on Property Owned by U.S. Foodservice, Inc.: There was no report at this time.

Conveyance of Property from Prologis Park 70 Land Venture LLC to the District: The Board discussed the conveyance of property (monument signs) from Prologis Park 70 Land Venture LLC to the District.

Following discussion, upon motion duly made by Director Garton, seconded by Director Martin and, upon vote, unanimously carried, the Board authorized the conveyance of property (monument signs) from Prologis Park 70 Land Venture LLC to the District. The Board directed legal counsel to draft the necessary documents.

Assignment and Assumption of Development Agreement between the City of Aurora and Prologis Regarding Prologis Park 70: The Board reviewed an Assignment and Assumption of Development Agreement between the City of Aurora and Prologis Regarding Prologis Park 70.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Assignment and Assumption of Development Agreement between the City of Aurora and Prologis Regarding Prologis Park 70, subject to final review by General Counsel.

Harvest Mile Interchange Project: Director Garton noted Board the District may need to contribute money to the Harvest Mile Interchange Project. No action was taken by the Board at this time.

RECORD OF PROCEEDINGS

Sanitary Sewer Project: Director Garton noted the District may need to pay an estimated cost of \$383,745 for the Sanitary Sewer Project with completion anticipated in 2022.

Election Resolution: The Board discussed Resolution No. 2021-11-05; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Martin, seconded by Director Garton and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-05; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing Ann Finn as the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

CAPITAL IMPROVEMENTS

Construction Management Fees: The Board deferred discussion. There was no update at this time.

Modifications to Monument Signs: The Board deferred discussion. There was no update at this time.

OPERATIONS AND MAINTENANCE

Operation and Maintenance Services for 2022: Ms. Finn updated the Board regarding 2022 operation and maintenance services for the District.

Landscape Maintenance Services: The Board reviewed a Service Agreement with BrightView Landscape Services for 2022 Landscape Maintenance Services

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Service Agreement with BrightView Landscape Services for 2022 Landscape Maintenance Services.

Winter Watering: The Board entered into discussion regarding a proposal for winter watering. The Board authorized winter watering when deemed necessary.

Detention Pond Maintenance: The Board reviewed a Service Agreement with Consolidated Divisions, Inc., d/b/a CDI Environmental Contractors for 2022 Detention Pond Maintenance.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Service Agreement with Consolidated Divisions, Inc., d/b/a CDI Environmental Contractor for 2022 Detention Pond Maintenance.

Snow Removal Services: The Board reviewed a Service Agreement with Denver Commercial Property Services, Inc. for 2021-2022 Snow Removal Services.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Service Agreement with Denver Commercial Property Services, Inc. for 2021-2022 Snow Removal Services.

Tree Replacements and a Tree Care Program: The Board reviewed a Service Agreement with SavATree for Tree Replacements and a Tree Care Program.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the Service Agreement with SavATree for Tree Replacements and a Tree Care Program.

Deep Root Watering of Trees: The Board reviewed a proposal from SavATree for deep root watering of trees.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the proposal from SavATree for deep root watering of trees.

Pest Control Services: The Board entered into discussion regarding the 2022 pest control services.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board authorized the staff to obtain 2022 pest control services if deemed necessary. The Board further authorized Director Garton to execute a Service Agreement for the pest control services.

Security Services: The Board entered into discussion regarding the 2022 security services. The Board determined security services is not necessary at this time.

RECORD OF PROCEEDINGS

Change Order No. 1 to Service Agreement with Diversified Underground Services, Inc. for Utility Locate Services: The Board entered into discussion regarding Change Order No. 1 to Service Agreement with Diversified Underground Services, Inc. for utility locate services.

Following discussion, upon motion duly made by Director Martin and seconded by Director Garton and, upon vote, unanimously carried, the Board approved Change Order No. 1 to Service Agreement with Diversified Underground Services, Inc. for utility locate services.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Garton and seconded by Director Martin and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

Park 70 Metropolitan District
Nov-21

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Aurora Media Group	101487	10/29/2021	11/13/2021	\$42.65	Miscellaneous	107480
Aurora Water	145422 11-2021	10/21/2021	11/10/2021	\$774.63	Utilities	107635
Aurora Water	173464 11-2021	10/21/2021	11/10/2021	\$312.02	Utilities	107635
Aurora Water	173462 11-2021	10/21/2021	11/10/2021	\$1,600.04	Utilities	107635
Brightview Landscape Services	4881561	10/22/2021	11/6/2021	\$299.07	Landscaping maintenance	107600
Brightview Landscape Services	4875107	10/18/2021	11/2/2021	\$175.11	Landscaping maintenance	107600
Brightview Landscape Services	7607639	11/1/2021	11/16/2021	\$2,589.00	Landscaping maintenance	107600
CliftonLarsonAllen LLP	3031904	9/30/2021	9/30/2021	\$2,825.79	Accounting	107000
CliftonLarsonAllen LLP	3067968	10/31/2021	10/31/2021	\$1,877.53	Accounting	107000
McGeady Becher P.C.	690W 9-2021	9/30/2021	9/30/2021	\$450.00	Legal services	107460
Special District Management Services Inc.	21-Oct	10/31/2021	10/31/2021	\$1,564.48	District management	107440
UNCC	221101135	10/31/2021	10/31/2021	\$2.64	Miscellaneous	107480
Xcel Energy	753269780	10/22/2021	11/12/2021	\$73.53	Utilities	107635
				\$12,586.49		

Park 70 Metropolitan District
November-21

	General	Debt	Capital	Totals
Disbursements	9826.27	\$ -		\$ 9,826.27
Xcel - Auto Pay	\$ 73.53	\$ -	\$ -	\$ 73.53
Aurora Water - Auto Pay	\$ 2,686.69	\$ -	\$ -	\$ 2,686.69
Payroll	-	-	-	-
Total Disbursements from Checking	\$ 12,586.49	\$ -	\$ -	\$ 12,586.49

**Park 70 Metropolitan District
December-21**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Aurora Water	173462 12-2021	11/22/2021	12/13/2021	\$ 38.04	Utilities	107635
Aurora Water	145422 12-2021	11/22/2021	12/13/2021	\$ 17.58	Utilities	107635
Aurora Water	173464 12-2021	11/22/2021	12/13/2021	\$ 117.35	Utilities	107635
Brightview Landscape Services	7656348	12/1/2021	12/16/2021	\$ 2,589.00	Landscaping	107585
CO Special Dist. Prop & Liab. Pool	14075	11/16/2021	11/16/2021	\$ 300.00	Insurance and bonds	107360
CliftonLarsonAllen LLP	3091171	11/30/2021	11/30/2021	\$ 2,818.73	Accounting	107000
Diversified Underground, Inc.	24893	11/30/2021	12/30/2021	\$ 65.00	Miscellaneous	107480
McGeady Becher P.C.	690W 10-2021	10/31/2021	10/31/2021	\$ 2,055.25	Legal services	107460
SavaTree	9779001	11/12/2021	11/12/2021	\$ 2,650.00	Landscaping maintenance	107600
Special District Management Services Inc.	Nov-21	12/17/2021	12/17/2021	\$ 2,529.97	District management	107440
UNCC	221111114	11/30/2021	11/30/2021	\$ 3.96	Locates	107562
Xcel Energy	757253255	11/22/2021	12/13/2021	\$ 74.99	Utilities	107635
				\$ 13,259.87		

**Park 70 Metropolitan District
December-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 13,011.91	\$ -	\$ -	\$ 13,011.91
Payroll		\$ -	\$ -	\$ -
Aurora Water	\$ 172.97			\$ 172.97
Xcel Energy	74.99			\$ 74.99
Total Disbursements from Checking Acct	\$ 13,259.87	\$ -	\$ -	\$ 13,259.87

**Park 70 Metropolitan District
January-22**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Aurora Water	173464 01-2022	12/22/2021	1/11/2022	\$ 38.04	Utilities	107635
Aurora Water	145422 01-2022	12/22/2021	1/11/2022	\$ 17.58	Utilities	107635
Aurora Water	173462 01-2022	12/22/2021	1/11/2022	\$ 38.04	Utilities	107635
Denver Commercial Property	8031A	12/22/2021	12/22/2021	\$ 222.04	Snowplowing and sweeping	107630
Diversified Underground, Inc.	25036	12/31/2021	1/30/2022	\$ 130.00	Expense - Wildcard 3	107802
McGeady Becher P.C.	690W 11/2021	11/30/2021	11/30/2021	\$ 948.50	Legal services	107460
Simmons and Wheeler PC	32060	9/30/2021	1/31/2022	\$4,200.00	Audit	107020
Special District Management Services Inc.	Dec-21	12/31/2021	12/31/2021	\$1,470.37	District management	107440
UNCC	221121078-58327	12/31/2021	12/31/2021	\$ 3.96	Expense - Wildcard 3	107802
Xcel Energy	761081129	12/22/2021	1/13/2022	\$ 81.35	Utilities	107635

\$7,149.88

**Park 70 Metropolitan District
January-22**

	General		Debt		Capital		Totals
Disbursements	6974.87	\$	-			\$	6,974.87
Xcel - Auto Pay	\$ 81.35	\$	-	\$	-	\$	81.35
Aurora Water - Auto Pay	\$ 93.66	\$	-	\$	-	\$	93.66
Payroll	-		-		-		-
Total Disbursements from Checking	\$ 7,149.88	\$	-	\$	-	\$	7,149.88

**Park 70 Metropolitan District
February-22**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Aurora Water	145422 02-22	1/24/2022	2/14/2022	\$ 17.90	Utilities	107635
Aurora Water	173462 02-22	1/24/2022	2/14/2022	\$ 38.72	Utilities	107635
Aurora Water	173464 02-22	1/24/2022	2/14/2022	\$ 38.72	Utilities	107635
Brightview Landscape Services	7719588	1/1/2022	1/31/2022	\$ 2,640.00	Landscaping maintenance	107600
Brightview Landscape Services	7733413	2/1/2022	2/16/2022	\$ 2,640.00	Landscaping maintenance	107600
CliftonLarsonAllen LLP	3123124	12/31/2021	12/31/2021	\$ 1,440.58	Accounting	107000
Denver Commercial Property	9213A	1/28/2022	1/28/2022	\$ 510.51	Snowplowing and sweeping	107630
Denver Commercial Property	8725A	1/18/2022	1/18/2022	\$ 623.80	Snowplowing and sweeping	107630
Diversified Underground, Inc.	25175	1/31/2022	3/2/2022	\$ 260.00	Locates	107802
McGeady Becher P.C.	690W 12/ 2021	12/31/2021	12/31/2021	\$ 790.44	Legal services	107460
SavaTree	9779002	1/20/2022	1/25/2022	\$ 2,650.00	Expense - Wildcard 4	107803
Special District Management Services Inc.	Jan-22	1/31/2022	1/31/2022	\$ 1,469.43	District management	107440
UNCC	222011037-58327	1/31/2022	1/31/2022	\$ 5.20	Locates	107802
Xcel Energy	764898725	1/24/2022	2/11/2022	\$ 79.76	Utilities	107635
				\$13,205.06		

**Park 70 Metropolitan District
February-22**

	General	Debt	Capital	Totals
Disbursements	13029.96	\$ -		\$ 13,029.96
Xcel - Auto Pay	\$ 79.76	\$ -	\$ -	\$ 79.76
Aurora Water - Auto Pay	\$ 95.34	\$ -	\$ -	\$ 95.34
Payroll	-	-	-	-
Total Disbursements from Checking	\$ 13,205.06	\$ -	\$ -	\$ 13,205.06

PARK 70 METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2021

**PARK 70 METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
ASSETS				
Cash - Checking	\$ 186,941	\$ -	\$ -	\$ 186,941
Colotrust	1,753,149	31,688	-	1,784,837
UMB Series 2016 Bond Fund	-	5,138	-	5,138
UMB Series 2016 Surplus Fund	-	2,626,113	-	2,626,113
2019 Project Fund	-	-	1,474,981	1,474,981
2019 Bond Fund	-	8,111	-	8,111
Receivable from County Treasurer	2,697	14,292	-	16,989
Property taxes receivable	530,104	2,809,551	-	3,339,655
Prepaid expense	450	-	-	450
TOTAL ASSETS	\$ 2,473,341	\$ 5,494,893	\$ 1,474,981	\$ 9,443,215
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
CURRENT LIABILITIES				
Accounts payable	\$ 9,381	\$ -	\$ -	\$ 9,381
ARTA payable	-	94,122	-	94,122
Total Liabilities	9,381	94,122	-	103,503
 DEFERRED INFLOWS OF RESOURCES				
Deferred property tax	530,104	2,809,551	-	3,339,655
Total Deferred Inflows of Resources	530,104	2,809,551	-	3,339,655
 FUND BALANCES				
Total Fund Balances	1,933,856	2,591,220	1,474,981	6,000,057
 TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
	\$ 2,473,341	\$ 5,494,893	\$ 1,474,981	\$ 9,443,215

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**PARK 70 METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2021**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Property taxes	\$ 474,101	\$ 473,720	\$ (381)
Specific ownership taxes	33,187	36,104	2,917
Net investment income	10,192	736	(9,456)
TOTAL REVENUES	<u>517,480</u>	<u>510,560</u>	<u>(6,920)</u>
EXPENDITURES			
Accounting	26,250	26,554	(304)
Audit	4,500	4,200	300
County Treasurer's fee	7,111	7,110	1
Director fees	200	-	200
Insurance and bonds	5,000	5,864	(864)
District management	21,000	23,553	(2,553)
Legal services	30,000	9,958	20,042
Dues and Membership	500	589	(89)
Miscellaneous	2,500	(20)	2,520
Banking fees	250	222	28
Locates	3,000	501	2,499
Security	48,000	-	48,000
Payroll taxes	15	-	15
Engineering	5,000	-	5,000
Landscaping	75,000	33,286	41,714
Landscaping maintenance	-	5,239	(5,239)
Landscaping maintenance - floral	15,000	4,115	10,885
Detention pond maintenance	35,000	-	35,000
Pest control	10,000	402	9,598
Repairs and maintenance	-	2,400	(2,400)
Snowplowing and sweeping	15,000	6,293	8,707
Utilities	75,000	72,352	2,648
Contingency	19,319	-	19,319
TOTAL EXPENDITURES	<u>397,645</u>	<u>202,618</u>	<u>195,027</u>
NET CHANGE IN FUND BALANCES	119,835	307,942	188,107
FUND BALANCES - BEGINNING	<u>1,630,273</u>	<u>1,625,914</u>	<u>(4,359)</u>
FUND BALANCES - ENDING	<u>\$ 1,750,108</u>	<u>\$ 1,933,856</u>	<u>\$ 183,748</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2021**

DEBT SERVICE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Property taxes	\$ 2,417,913	\$ 2,415,972	\$ (1,941)
Property taxes - ARTA	94,820	94,744	(76)
Specific ownership taxes	175,891	191,354	15,463
Net investment income	11,354	509	(10,845)
Other revenue	-	1,000	1,000
TOTAL REVENUES	<u>2,699,978</u>	<u>2,703,579</u>	<u>3,601</u>
EXPENDITURES			
County Treasurer's fee	36,269	36,261	8
County Treasurer's fees - ARTA	1,422	1,422	-
Paying agent fees	6,500	6,500	-
ARTA reimbursement	92,977	93,322	(345)
Bond interest - Series 2016	766,600	766,600	-
Bond interest - Series 2019	791,513	791,513	-
Bond principal - Series 2016	205,000	205,000	-
Bond principal - Series 2019	190,000	190,000	-
Contingency	9,719	-	9,719
TOTAL EXPENDITURES	<u>2,100,000</u>	<u>2,090,618</u>	<u>9,382</u>
NET CHANGE IN FUND BALANCES	599,978	612,961	12,983
FUND BALANCES - BEGINNING	<u>1,977,566</u>	<u>1,978,259</u>	<u>693</u>
FUND BALANCES - ENDING	<u>\$ 2,577,544</u>	<u>\$ 2,591,220</u>	<u>\$ 13,676</u>

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**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2021**

CAPITAL PROJECTS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Net investment income	\$ -	\$ 462	\$ 462
TOTAL REVENUES	<u>-</u>	<u>462</u>	<u>462</u>
EXPENDITURES			
Construction Management Fees	961,139	-	961,139
Monuments	500,000	-	500,000
Engineering	15,000	-	15,000
TOTAL EXPENDITURES	<u>1,476,139</u>	<u>-</u>	<u>1,476,139</u>
NET CHANGE IN FUND BALANCES	(1,476,139)	462	1,476,601
FUND BALANCES - BEGINNING	<u>1,476,139</u>	<u>1,474,519</u>	<u>(1,620)</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ 1,474,981</u>	<u>\$ 1,474,981</u>

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**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$16,260,000.00

General Obligation Refunding and Improvement Bonds, Series 2016

Dated September 28, 2016

Principal Due December 1

Interest Due June 1 and December 1

Interest at 5.00%

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 205,000	\$ 766,600	\$ 971,600
2022	225,000	762,500	987,500
2023	235,000	751,250	986,250
2024	270,000	739,500	1,009,500
2025	280,000	726,000	1,006,000
2026	315,000	712,000	1,027,000
2027	330,000	696,250	1,026,250
2028	370,000	679,750	1,049,750
2029	385,000	661,250	1,046,250
2030	425,000	642,000	1,067,000
2031	450,000	620,750	1,070,750
2032	490,000	598,250	1,088,250
2033	515,000	573,750	1,088,750
2034	565,000	548,000	1,113,000
2035	590,000	519,750	1,109,750
2036	645,000	490,250	1,135,250
2037	675,000	458,000	1,133,000
2038	730,000	424,250	1,154,250
2039	770,000	387,750	1,157,750
2040	830,000	349,250	1,179,250
2041	870,000	307,750	1,177,750
2042	940,000	264,250	1,204,250
2043	985,000	217,250	1,202,250
2044	1,060,000	168,000	1,228,000
2045	1,110,000	115,000	1,225,000
2046	1,190,000	59,500	1,249,500
	<u>\$ 15,455,000</u>	<u>\$ 13,238,850</u>	<u>\$ 28,693,850</u>

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**PARK 70 METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$19,300,000.00

General Obligation Refunding and Improvement Bonds, Series 2019

Dated January 23, 2019

Principal Due December 1

Interest Due June 1 and December 1

Interest at 4.00%

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 190,000	\$ 791,513	\$ 981,513
2022	220,000	783,913	1,003,913
2023	230,000	775,113	1,005,113
2024	255,000	765,913	1,020,913
2025	270,000	753,163	1,023,163
2026	300,000	742,363	1,042,363
2027	315,000	727,363	1,042,363
2028	350,000	711,613	1,061,613
2029	370,000	694,113	1,064,113
2030	410,000	675,613	1,085,613
2031	425,000	655,113	1,080,113
2032	470,000	633,863	1,103,863
2033	495,000	610,363	1,105,363
2034	535,000	585,613	1,120,613
2035	570,000	558,863	1,128,863
2036	605,000	538,913	1,143,913
2037	630,000	516,225	1,146,225
2038	675,000	492,600	1,167,600
2039	700,000	465,600	1,165,600
2040	750,000	437,600	1,187,600
2041	785,000	407,600	1,192,600
2042	835,000	376,200	1,211,200
2043	870,000	342,800	1,212,800
2044	925,000	308,000	1,233,000
2045	965,000	271,000	1,236,000
2046	1,030,000	232,400	1,262,400
2047	2,320,000	191,200	2,511,200
2048	2,460,000	98,400	2,558,400
	<u>\$ 18,955,000</u>	<u>\$ 15,143,033</u>	<u>\$ 34,098,033</u>

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**Park 70 Metropolitan District
Schedule of Cash Position
December 31, 2021
Updated as of March 14, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>Wells Fargo Bank - Checking Account</u>				
Balance as of 12/31/21	\$ 186,941.04	\$ -	\$ -	\$ 186,941.04
Subsequent activity:				
01/11/22 - Bank Fee	(23.86)	-	-	(23.86)
01/11/22 - Aurora Water	(93.66)	-	-	(93.66)
01/14/22 - Xcel	(81.35)	-	-	(81.35)
02/14/22 - Xcel	(79.76)	-	-	(79.76)
02/14/22 - Aurora Water	(95.34)	-	-	(95.34)
Anticipated bill.com payables	(7,149.88)	-	-	(7,149.88)
Anticipated bill.com payables	(13,205.06)	-	-	(13,205.06)
<i>Anticipated Balance</i>	<u>166,212.13</u>	<u>-</u>	<u>-</u>	<u>166,212.13</u>
<u>Colostrust - Savings Account</u>				
Balance as of 12/31/21	1,753,149.12	31,687.87	-	1,784,836.99
Subsequent activity:				
01/10/22 - Property Tax Receipt	2,696.56	14,291.74	-	16,988.30
01/31/22 - Interest Income	110.26	1.99	-	112.25
02/10/22 - Property Tax Receipt	2,570.15	13,621.94	-	16,192.09
02/28/22 - Interest Income	132.93	3.48	-	136.41
03/10/22 - Property Tax Receipt	93,153.93	493,715.93	-	586,869.86
03/14/22 - Transfer to UMB	-	(459,201.40)	-	(459,201.40)
Anticipated ARTA Payable	-	(94,121.55)	-	(94,121.55)
<i>Anticipated Balance</i>	<u>1,851,812.95</u>	<u>-</u>	<u>-</u>	<u>1,851,812.95</u>
<u>UMB Series 2016 Bond Fund</u>				
Balance as of 12/31/21	-	5,138.07	-	5,138.07
Subsequent activity:				
01/31/22 - Interest Income	-	0.25	-	0.25
02/28/22 - Interest Income	-	0.28	-	0.28
03/14/22 - Transfer from CT	-	227,709.90	-	227,709.90
<i>Anticipated Balance</i>	<u>-</u>	<u>232,848.50</u>	<u>-</u>	<u>232,848.50</u>
<u>UMB Series 2016 Surplus Fund</u>				
Balance as of 12/31/21	-	2,626,113.29	-	2,626,113.29
Subsequent activity:				
01/31/22 - Interest Income	-	92.96	-	92.96
02/28/22 - Interest Income	-	135.87	-	135.87
<i>Anticipated Balance</i>	<u>-</u>	<u>2,626,342.12</u>	<u>-</u>	<u>2,626,342.12</u>
<u>UMB Series 2019 Bond Fund</u>				
Balance as of 12/31/21	-	8,111.24	-	8,111.24
Subsequent activity:				
01/31/22 - Interest Income	-	0.31	-	0.31
02/28/22 - Interest Income	-	0.41	-	0.41
03/14/22 - Transfer from CT	-	231,491.50	-	231,491.50
<i>Anticipated Balance</i>	<u>-</u>	<u>239,603.46</u>	<u>-</u>	<u>239,603.46</u>
<u>UMB Series 2019 Project Fund</u>				
Balance as of 12/31/21	-	-	1,474,980.95	1,474,980.95
Subsequent activity:				
01/31/22 - Interest Income	-	-	52.19	52.19
02/28/22 - Interest Income	-	-	76.34	76.34
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>1,475,109.48</u>	<u>1,475,109.48</u>
<i>Total by fund</i>	<u>\$ 2,018,025.08</u>	<u>\$ 3,098,794.08</u>	<u>\$ 1,475,109.48</u>	<u>\$ 6,591,928.64</u>

Yield Information:

Colostrust Plus (February 2022) - 0.0981%

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PARK 70 METROPOLITAN DISTRICT
Property Taxes Reconciliation
2021

	Current Year						Prior Year				
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount	% of Total Property Taxes Received		Total Cash	% of Total Property Taxes Received	
							Received	Monthly		Y-T-D	Received
January	\$ -	\$ -	\$ 15,963.62	\$ -	\$ -	\$ 15,963.62	0.00%	0.00%	\$ 15,923.14	0.00%	0.00%
February	953,560.91	-	20,664.71	-	(14,303.41)	959,922.21	31.93%	31.93%	1,298,942.15	47.70%	47.70%
March	75,310.90	296.00	17,895.30	32.56	(1,134.59)	92,400.17	2.53%	34.46%	261,026.07	9.14%	56.84%
April	1,309,946.49	-	22,138.57	-	(19,649.20)	1,312,435.86	43.86%	78.31%	508,928.17	18.60%	75.44%
May	403,679.59	(87,137.25)	19,354.66	(2,316.45)	(4,748.14)	328,832.41	10.60%	88.91%	419,366.07	14.80%	90.24%
June	328,450.50	-	16,191.22	1,704.70	(4,952.33)	341,394.09	11.00%	99.91%	229,163.57	8.02%	98.26%
July	329.02	-	17,196.82	-	(4.94)	17,520.90	0.01%	99.92%	31,824.92	0.45%	98.71%
August	-	-	20,734.19	-	-	20,734.19	0.00%	99.92%	18,945.84	0.00%	98.71%
September	-	-	22,678.05	-	-	22,678.05	0.00%	99.92%	18,803.69	0.00%	98.71%
October	-	-	18,588.22	-	-	18,588.22	0.00%	99.92%	17,883.57	0.00%	98.71%
November	-	-	19,064.51	-	-	19,064.51	0.00%	99.92%	(94.74)	-0.64%	98.07%
December	-	-	16,988.30	-	-	16,988.30	0.00%	99.92%	52,059.73	1.29%	99.36%
Total	\$ 3,071,277.41	\$ (86,841.25)	\$ 227,458.17	\$ (579.19)	\$ (44,792.61)	\$ 3,166,522.53	99.92%	99.92%	\$ 2,872,772.18	99.36%	99.36%

Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
General Fund	15.87%	\$ 473,720.39	99.92%
Debt Service Fund	80.95%	2,415,971.89	99.92%
ARTA (Debt Service)	3.17%	94,743.88	99.92%
Total	100.00%	\$ 2,984,436.16	

A.V.	
Certified	94,820,100

Mills	
General	5.000
Debt Service	25.500
ARTA	1.000
Total	31.500

Property Tax

General Fund	\$ 474,101.00	15.87%	\$ 473,720.39	99.92%
Debt Service Fund	2,417,913.00	80.95%	2,415,971.89	99.92%
ARTA (Debt Service)	94,820.00	3.17%	94,743.88	99.92%
	\$ 2,986,834.00	100.00%	\$ 2,984,436.16	

Specific Ownership Tax

General Fund	\$ 33,187.00	15.87%	\$ 36,104.49	108.79%
Debt Service Fund	175,891.00	84.13%	191,353.68	108.79%
	\$ 209,078.00	100.00%	\$ 227,458.17	

Treasurer's Fees

General Fund	\$ 7,111.00	15.87%	\$ 7,109.94	99.99%
Debt Service Fund	36,269.00	80.95%	36,260.68	99.98%
ARTA	1,422.00	3.17%	1,421.99	100.00%
	\$ 44,802.00	100.00%	\$ 44,792.61	

ARTA Property Tax

Property Taxes (DS) (Net T-Fees)	\$ 93,398.00	3.17%	\$ 93,321.89	99.92%
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Proposal

Tree Keepers

9200 W Coal Mine Ave
 Littleton, Colorado 80123
 9703104554

E 19th Ave Trees

Monday, March 7, 2022

Nick Moncada
 13235 W 63rd PI
 Arvada, CO 80004
Phone: 7209884790

Salesperson: Michael Nichols
 970-310-4554
 mnichols@treekeepersllc.com

Worksite: Pro Logis Park 70
 23655 E 19th Ave
 Aurora, CO 80019

Below are the prices for the care of your trees

#	Item	Description	Qty	Cost
1	Trees	<p>Planting Plant 18 trees along E 19th Ave:</p> <p>Newly planted trees will be 2" ball and burlap (baskets and burlap are removed before planting). All trees will require stakes for the for several months or until established.</p> <p>Newly planted trees will be a mix of:</p> <ul style="list-style-type: none"> -Western Catalpa -Hackberry -Kentucky Coffee Tree -Accolade or Choice city elm -Texas red, swamp white, and burr oak -Linden <p>Tree Cost: \$6,300 Tree and Planting Cost: \$14,400 all trees come with 1 year warranty</p>	18	\$14,400.00
2	Trees	<p>Removal Remove and stump grind 18 trees along E 19th Ave</p>	18	\$1,500.00
3	Trees	<p>Winter Watering Watering for 18 newly planted trees:</p> <p>trees will require 2 waterings after planting in the first 2-3 weeks to help with establishment. After that trees generally need 3.5-5 gallons of water per week during the growing season.</p> <p>During droughts or periods with watering restrictions trees should receive 10 gallons of water per inch of trunk diameter.</p>	18	\$1,875.00



Proposal

Tree Keepers
9200 W Coal Mine Ave
Littleton, Colorado 80123
9703104554

Fall and winter watering our trees on the front range is extremely important. I recommend 3 winter watering applications to prevent winter drought and desiccation.

\$375/application

4	Trees	Defoliator Tree Spray Foliar spray to reduce/prevent damage from defoliating insects.	18	\$900.00
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There will be 3 applications: Spring, Summer, and Late Summer.

\$300/application

Thank You

Subtotal:	\$18,675.00
Tax:	\$0.00
Total:	\$18,675.00

Customer Signature

Date



Proposal

Tree Keepers

9200 W Coal Mine Ave
Littleton, Colorado 80123
9703104554

TERMS AND CONDITIONS

It is agreed by and between Tree Keepers, LLC and the customer that the following provisions are made as part of this contract:

Insurance by Contractor: Tree Keepers, LLC warrants that it is insured for liability resulting from injury to person(s) or property. Certificates of coverage are available upon request.

Examination of Trees: Only trees specifically mentioned in the above quote were reviewed by Tree Keepers, LLC. Examinations were made from the ground and were solely visual inspections unless otherwise noted

Cancellation of Work: The customer shall provide at least 24 hours advance notice of any full or partial work cancellation. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses.

Completion of Contract: Tree Keepers, LLC agrees to do its best to meet any agreed upon performance dates, but shall not be liable in damages or otherwise for delays because of inclement weather, unavailability of labor, or any other cause beyond its control. If work is delayed as a result of a factor or factors outside Tree Keepers, LLC's control, Tree Keepers, LLC will complete the work contracted for at its earliest opportunity, and the customer will still be responsible for payment of the contract price for the work.

Tree Ownership: The customer warrants that all trees listed are located on the customer's property, or that the customer has received permission from the owner(s) of each tree to allow Tree Keepers, LLC to perform the specified work. The customer agrees to indemnify Tree Keepers, LLC, for any damages or costs incurred as a result of work performed on any tree that is identified in this contract that does not belong to the customer.

Safety: Tree Keepers, LLC warrants that all arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. The customer agrees to not enter the work area during arboricultural operations unless authorized by the Lead Arborist on-site. ANSI A300 Tree Care Standard Definitions: The following definitions apply to specifications detailed in this proposal.

ANSI A300 Tree Care Standard Definitions: The following definitions apply to specifications detailed in this proposal.

- Clean: Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches. Unless noted otherwise on this proposal, all cleaning will be of branches "x" (DIA specified on proposal) diameter or greater throughout the entire crown.
- Crown: The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.
- Leader: A dominant or co-dominant, upright stem.
- Raise: Selective pruning to provide vertical clearance.
- Reduce: Selective pruning to decrease height and/or spread by removing specified branches.
- Restore: Selective pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or damaged.
- Thin: Selective pruning, increases air and light penetration and reduces mechanical stress by pruning out branches primarily from the outer edge of the crown
- Vista pruning: Selective pruning to allow a specific view, usually by creating view "windows" through the tree's crown.

Stump Removal: Unless specified in the proposal, stump removal will not be performed and is not included in the price quoted. Grindings from stump removal are not hauled unless specified in this proposal. Surface and subsurface roots beyond the stump are not removed unless specified in this proposal.

"Cut into firewood length:" For purposes of this contract, this phrase refers to wood that is cut into rounds of 15-24" length, that are ready to be split. It does not mean that the wood is split into sections ready to burn.

Concealed Contingencies: The customer shall pay for any labor and material necessitated by any additional work or equipment that Tree Keepers, LLC requires in order to complete the complete the contracted-for work as a result of pertinent fact unknown to Tree Keepers, LLC at the time of the execution of this contract. Such facts include facts known to the customer that the customer has not disclosed, and any condition not apparent or made known to Tree Keepers, LLC at the time it estimated the work specified,



Proposal

Tree Keepers

9200 W Coal Mine Ave
Littleton, Colorado 80123
9703104554

including information concerning foreign materials present inside the tree, soil conditions, or hazards.

Underground Systems Damage: Tree Keepers, LLC is not responsible for damages to underground sprinklers, drain lines, invisible fences or underground cables unless the system(s) are adequately and accurately mapped by the customer and a copy is presented to Tree Keepers, LLC before the work is performed. If, in Tree Keepers, LLC's opinion, the specified work is likely to result in damage to the mapped system(s), it will notify the customer. If the customer instructs Tree Keepers, LLC to proceed with the work that has been identified as a risk to the mapped system(s), Tree Keepers, LLC will not be responsible for damage to the mapped system(s).

Clean-up: Tree Keepers, LLC will perform clean-up, including the removal of specified wood, brush, and clippings, and will rake the entire area affected by the specified work, unless noted otherwise on this proposal.

Brush: Brush is considered to be branch wood between 1.5 and 5 inches in diameter left lying on the ground after having been separated from the tree by mechanical or natural means. Live, woody and herbaceous undergrowth is not included in standard brush removal unless otherwise specified in the contract.

Lawn Repair: Tree Keepers, LLC will attempt to minimize all disturbances to the customer's lawn. Lawn repairs are not included in the contract price, unless noted otherwise on this proposal, and Tree Keepers, LLC shall not be liable for lawn repairs.

Driveway Damage: Tree Keepers, LLC will attempt to minimize damage that may occur from operating heavy equipment and trucks on driveways, but will not be held responsible for repairs in the event that they become necessary.

Photography: Tree Keepers, LLC reserves the right to publish photos and videos of work being performed on customer's properties unless otherwise noted.

Terms of Payment: Unless otherwise noted in this proposal, payment is due upon completion. Failure to remit full payment within the payment term will result in a finance charge of 1.00% per month. A 50% deposit is required for scheduling if presented on the proposal.

Returned Check Fee: There will be a \$50.00 fee charged for all checks returned to our office for non-sufficient funds.

Work authorization: All prices, specifications, and terms of this proposal are satisfactory, understood, and hereby accepted with signature



Proposal

Tree Keepers

9200 W Coal Mine Ave
 Littleton, Colorado 80123
 9703104554

Smith Road Trees

Friday, March 4, 2022

Nick Moncada
 13235 W 63rd Pl
 Arvada, CO 80004
Phone: 7209884790

Salesperson: Michael Nichols
 970-310-4554
 mnichols@treekeepersllc.com

Worksite: Pro Logis Park 70
 23655 E 19th Ave
 Aurora, CO 80019

Below are the prices for the care of your trees

#	Item	Description	Qty	Cost
1	Trees	Removal Remove and stump grind 79 trees along smith road detention ponds.	79	\$3,400.00
	Labor: Michael Nichols Patrick McIntyre Zachary Nichols		hrs: 52.67 hrs: 52.67 hrs: 52.67	\$0.00 \$0.00 \$0.00
	Equipment: Bandit XP 65 Chipper Truck MS 660		hrs: 52.67 hrs: 52.67 hrs: 52.67	\$0.00 \$0.00 \$0.00
2	Trees	Planting Replant 79 trees removed along smith road detention pond: Newly planted trees will be 2" ball and burlap (baskets and burlap are removed before planting). All trees will require stakes for the for several months or until established. Newly planted trees will be a mix of: -Western Catalpa -Hackberry -Kentucky Coffee Tree -Accolade or Choice city elm -Texas red, swamp white, and burr oak -Linden Tree cost: \$27,650 Tree cost plus Planting cost: \$63,200 All trees come with a 1 year warranty	79	\$63,200.00
5	Trees	Prune Cottonwoods and ash trees along E 19th Ave by park entrance: prune for clearance, major deadwood removal, and	6	\$800.00



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structure/aesthetics

6	Trees	<p>Winter Watering Watering for 97 newly planted trees:</p> <p>trees will require 2 waterings after planting in the first 2-3 weeks to help with establishment. After that trees generally need 3.5-5 gallons of water per week during the growing season.</p> <p>During droughts or periods with watering restrictions trees should receive 10 gallons of water per inch of trunk diameter. Fall and winter watering our trees on the front range is extremely important. I recommend 3 winter watering applications to prevent winter drought and desiccation.</p> <p>Each application for watering: \$750</p> <p>5 applications for 2021: \$3,750</p>	97	\$3,750.00
7	Trees	<p>Defoliator Tree Spray Foliar spray for all deciduous trees to prevent defoliation and leaf feeding insect damage. There will be 3 applications: Spring, Summer, and Late Summer</p> <p>3 applications at \$950/application.</p>	97	\$2,850.00

Thank You

		Subtotal:	\$74,000.00
		Tax:	\$0.00
Customer Signature	Date	Total:	\$74,000.00



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TERMS AND CONDITIONS

It is agreed by and between Tree Keepers, LLC and the customer that the following provisions are made as part of this contract:

Insurance by Contractor: Tree Keepers, LLC warrants that it is insured for liability resulting from injury to person(s) or property. Certificates of coverage are available upon request.

Examination of Trees: Only trees specifically mentioned in the above quote were reviewed by Tree Keepers, LLC. Examinations were made from the ground and were solely visual inspections unless otherwise noted

Cancellation of Work: The customer shall provide at least 24 hours advance notice of any full or partial work cancellation. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses.

Completion of Contract: Tree Keepers, LLC agrees to do its best to meet any agreed upon performance dates, but shall not be liable in damages or otherwise for delays because of inclement weather, unavailability of labor, or any other cause beyond its control. If work is delayed as a result of a factor or factors outside Tree Keepers, LLC's control, Tree Keepers, LLC will complete the work contracted for at its earliest opportunity, and the customer will still be responsible for payment of the contract price for the work.

Tree Ownership: The customer warrants that all trees listed are located on the customer's property, or that the customer has received permission from the owner(s) of each tree to allow Tree Keepers, LLC to perform the specified work. The customer agrees to indemnify Tree Keepers, LLC, for any damages or costs incurred as a result of work performed on any tree that is identified in this contract that does not belong to the customer.

Safety: Tree Keepers, LLC warrants that all arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. The customer agrees to not enter the work area during arboricultural operations unless authorized by the Lead Arborist on-site. ANSI A300 Tree Care Standard Definitions: The following definitions apply to specifications detailed in this proposal.

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- Clean: Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches. Unless noted otherwise on this proposal, all cleaning will be of branches "x" (DIA specified on proposal) diameter or greater throughout the entire crown.
- Crown: The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.
- Leader: A dominant or co-dominant, upright stem.
- Raise: Selective pruning to provide vertical clearance.
- Reduce: Selective pruning to decrease height and/or spread by removing specified branches.
- Restore: Selective pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or damaged.
- Thin: Selective pruning, increases air and light penetration and reduces mechanical stress by pruning out branches primarily from the outer edge of the crown
- Vista pruning: Selective pruning to allow a specific view, usually by creating view "windows" through the tree's crown.

Stump Removal: Unless specified in the proposal, stump removal will not be performed and is not included in the price quoted. Grindings from stump removal are not hauled unless specified in this proposal. Surface and subsurface roots beyond the stump are not removed unless specified in this proposal.

"Cut into firewood length:" For purposes of this contract, this phrase refers to wood that is cut into rounds of 15-24" length, that are ready to be split. It does not mean that the wood is split into sections ready to burn.

Concealed Contingencies: The customer shall pay for any labor and material necessitated by any additional work or equipment that Tree Keepers, LLC requires in order to complete the complete the contracted-for work as a result of pertinent fact unknown to Tree Keepers, LLC at the time of the execution of this contract. Such facts include facts known to the customer that the customer has not disclosed, and any condition not apparent or made known to Tree Keepers, LLC at the time it estimated the work specified,



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including information concerning foreign materials present inside the tree, soil conditions, or hazards.

Underground Systems Damage: Tree Keepers, LLC is not responsible for damages to underground sprinklers, drain lines, invisible fences or underground cables unless the system(s) are adequately and accurately mapped by the customer and a copy is presented to Tree Keepers, LLC before the work is performed. If, in Tree Keepers, LLC's opinion, the specified work is likely to result in damage to the mapped system(s), it will notify the customer. If the customer instructs Tree Keepers, LLC to proceed with the work that has been identified as a risk to the mapped system(s), Tree Keepers, LLC will not be responsible for damage to the mapped system(s).

Clean-up: Tree Keepers, LLC will perform clean-up, including the removal of specified wood, brush, and clippings, and will rake the entire area affected by the specified work, unless noted otherwise on this proposal.

Brush: Brush is considered to be branch wood between 1.5 and 5 inches in diameter left lying on the ground after having been separated from the tree by mechanical or natural means. Live, woody and herbaceous undergrowth is not included in standard brush removal unless otherwise specified in the contract.

Lawn Repair: Tree Keepers, LLC will attempt to minimize all disturbances to the customer's lawn. Lawn repairs are not included in the contract price, unless noted otherwise on this proposal, and Tree Keepers, LLC shall not be liable for lawn repairs.

Driveway Damage: Tree Keepers, LLC will attempt to minimize damage that may occur from operating heavy equipment and trucks on driveways, but will not be held responsible for repairs in the event that they become necessary.

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