

**ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
NOTICE OF REGULAR BOARD MEETING AND AGENDA**

Wednesday, May 29, 2024-6:00 PM

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors of ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT, Elbert County, Colorado, has been scheduled for May 29, 2024, at 6:00 PM at the location below for the purpose of addressing those matters in the Agenda set forth below.

**Legacy Academy
1975 Legacy Circle
Elizabeth, Colorado 80107**

Please join my meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/996456273>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 996-456-273

DIRECTORS:

Jeffrey Massey, President, Term to 2025

Larry Gable, Vice President, Term to 2027

Bradford Eidt, Secretary/Treasurer – Term to 2027

Ronald Renk, Jr., Assistant Secretary -Term to 2025

Steve Christofferson, Assistant Secretary -Term to 2025

AGENDA

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Approval of Minutes – December 6, 2023

2) FINANCIAL MATTERS

- a) 2023 Audit Presentation – BiggsKofford (Under Separate Cover)
- b) Review of Unaudited Financial Statement (Enclosure)
- c) Ratification of Approved Payables (Enclosure)

3) LEGAL MATTERS

4) OLD BUSINESS

- a) Street Sign Replacement

5) NEW BUSINESS

- a) Landscape Maintenance
- b) Mailbox Structure Upgrades
- c) Community Roof Replacement Estimate Review
- d) West Monument Sign Repair Estimate Review

6) PUBLIC COMMENT

Comments will be limited to 3 minutes.

7) ADJOURNMENT





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
HELD DECEMBER 6, 2023 AT 6:30 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Elbert and Highway 86 Metropolitan District was held on Wednesday, December 6, 2023 at 6:30 PM, at 1975 Legacy Circle, Elizabeth, CO 80107, and virtually via video teleconference.

ATTENDANCE

In attendance were Directors:

Jeffrey Massey, President
Larry Gable, Vice President
Bradford Eidt, Secretary/Treasurer
Ronald Renk Jr., Director
Steve Christofferson, Director

Also in attendance were:

Adam Noel, WSDM
Members of the public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: Director Gable called the meeting to order at 6:30 p.m. and declared a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed they had no conflicts. The Board had previously filed Disclosure of Potential Conflict of Interest Statements with the Board and with the Secretary of State at least seventy-two (72) hours in advance of the meeting in accordance with statutory requirements.
- c. Discussion and Approval of the Agenda: Director Eidt moved to approve the Agenda as presented; seconded by Director Gable. Motion passed unanimously.
- d. Approval of Minutes – November 1, 2023: After review, Director Renk Jr. moved to approve the November 1, 2023 Meeting Minutes; seconded by Director Christofferson. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Unaudited Financial Statement: Director Eidt presented the Unaudited Financial Statements as of October 31, 2023. After review, Director Renk Jr. moved to approve the Unaudited Financial Statements as of October 31, 2023; seconded by Director Christofferson. Motion passed unanimously.
- b. Conduct Public Hearing to Consider Adopting 2024 Budget: Director Renk Jr. moved to open the Public Hearing on the 2024 Budget; seconded by President Massey. Motion passed unanimously. The Board reviewed the proposed 2024 Budget. After public comment, the public hearing was closed. The Board discussed the Colorado Legislature changes to the market value of homes and the impact to the assessed valuations and the District's tax revenue. After discussion, Director Renk Jr. moved to approve the 2024

Budget as presented with the Operations and Maintenance mill levy at 10 mills and the Debt Service Mill Levy at 36 mills and authorize WSDM to adjust the mill levy based on the final assessed valuations if necessary to keep the \$399,000 in tax revenue; seconded by President Massey. Motion passed unanimously.

3. OLD BUSINESS

- a. Discussion of Bond Buyback: There was no update.

4. NEW BUSINESS

- a. Discuss Monument Lighting: The Board reviewed the proposal from Douglas Lighting to repair, replace and add lighting to the west and east entrance monuments. After discussion, Director Gable moved to approve the Douglas Electric and Lighting proposal for the east side monument; seconded by Director Christofferson. Motion passed unanimously.
- b. Discussion of Street Signs: The Board unanimously approved the addition of this Agenda item to discuss the street signs. A letter is being drafted to Elbert County regarding the ownership and maintenance of the street signs and the request for an allowance to keep the unique street signs in the community.

5. PUBLIC COMMENT: The meeting was opened for public comment.

6. ADJOURNMENT: There being no further business to come before the Board, Director Eidt moved to adjourn the meeting at 8:00 p.m.; seconded by Director Christofferson. Motion passed unanimously.

Respectfully Submitted,

Secretary for the Meeting



Elbert & Highway 86 Metro District

05/15/24

Balance Sheet

Accrual Basis

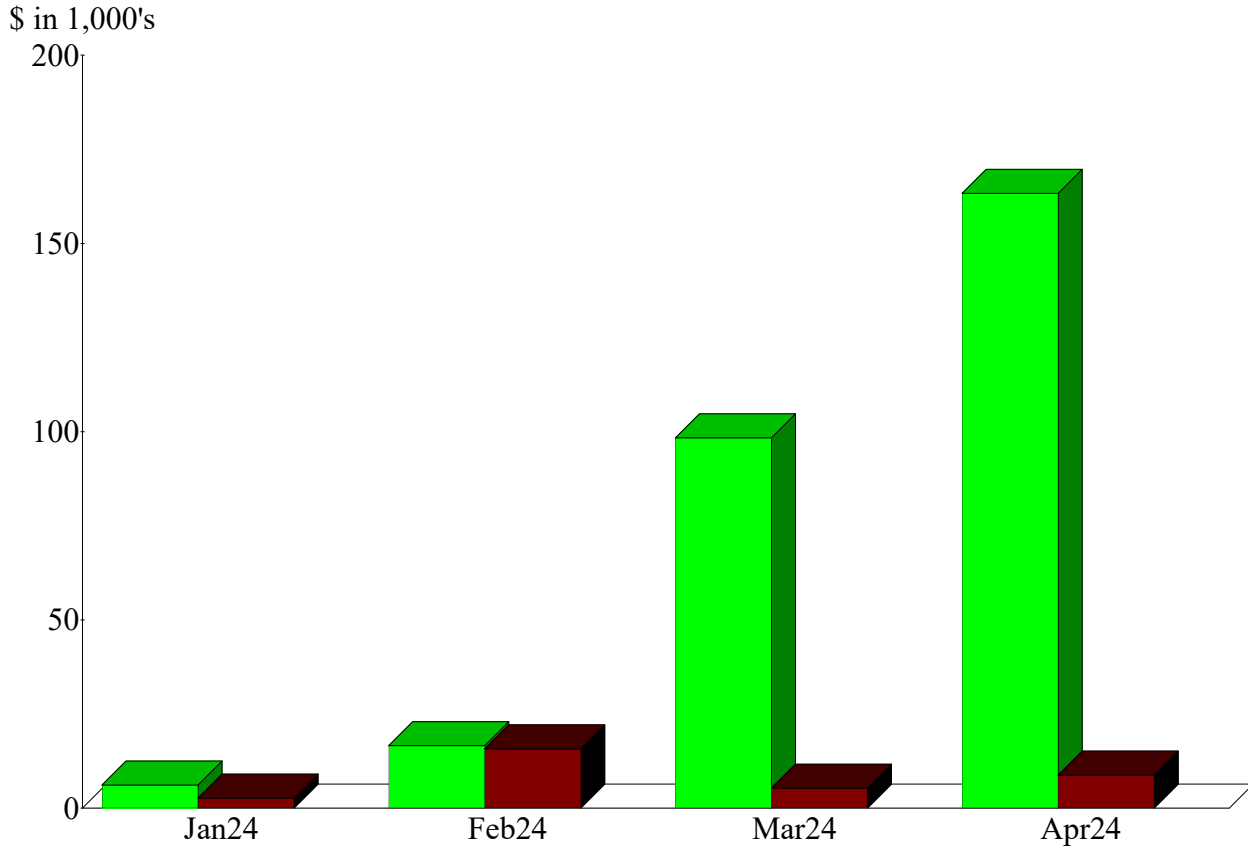
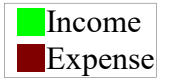
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Colo Trust 4001	11,445.53
Colo Trust 8002	1,139,529.91
First Bank Checking	1,945.07
UMB-2016 Revenue Fund 131.2	1,984.57
UMB-2016 Bond Fund 131.1	5,924.34
UMB-2016 Reserve Fund 131.3	381,116.10
Total Checking/Savings	1,541,945.52
Other Current Assets	
Property Tax Rec -General Fund	63,339.87
Property Tax Rec-Debt Service	209,021.49
Total Other Current Assets	272,361.36
Total Current Assets	1,814,306.88
Fixed Assets	
Entry Monuments	146,287.00
Fish Pond	16,594.00
Gazebo	34,791.00
Water Cistem	5,765.00
Landscape Improvements	5,247.00
Accumulated Depreciation	-80,191.00
Total Fixed Assets	128,493.00
TOTAL ASSETS	1,942,799.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,181.50
Total Accounts Payable	4,181.50
Other Current Liabilities	
Deferred Property Tax Rev-Gen	63,339.87
Deferred Property Tax Rev-Debt	209,021.49
Interest Payable	22,005.25
Bond Payable	105,000.00
Total Other Current Liabilities	399,366.61
Total Current Liabilities	403,548.11
Long Term Liabilities	
Series 2016 Bonds	4,715,000.00
Series 2016 Bond Premium	400,296.00
Series 2016 Bond Prem - AA	-131,032.09
Total Long Term Liabilities	4,984,263.91
Total Liabilities	5,387,812.02
Equity	
Opening Balance Equity	-4,153,444.01
Retained Earnings	456,485.23
Net Income	251,946.64
Total Equity	-3,445,012.14
TOTAL LIABILITIES & EQUITY	1,942,799.88

Elbert & Highway 86 Metro District Profit & Loss Budget vs. Actual January through April 2024

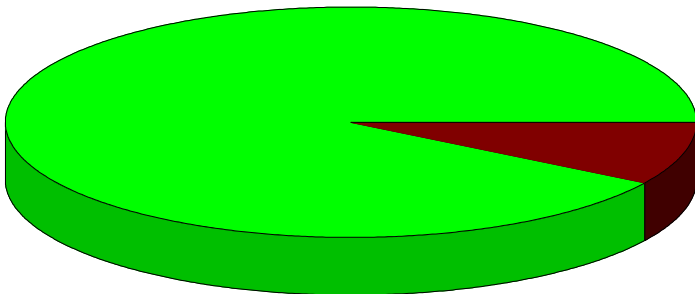
	TOTAL				
	Apr 24	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Tax Collections					
Current - O&M	35,102.14	56,517.13	39,952.32	16,564.81	141.46%
Current - Debt	115,837.05	186,506.51	131,842.68	54,663.83	141.46%
SOT - O&M	1,297.95	3,668.88	2,796.68	872.20	131.19%
SOT - Debt	4,283.25	13,052.47	9,229.00	3,823.47	141.43%
Total Tax Collections	156,520.39	259,744.99	183,820.68	75,924.31	141.3%
Interest Income - Debt Service	6,817.43	24,738.72	6,666.68	18,072.04	371.08%
Interest Income	0.00	0.00	166.68	-166.68	0.0%
Total Income	163,337.82	284,483.71	190,654.04	93,829.67	149.22%
Gross Profit	163,337.82	284,483.71	190,654.04	93,829.67	149.22%
Expense					
Audit	0.00	0.00	3,201.68	-3,201.68	0.0%
Bank Service Charges					
Bank Fees - Debt	78.83	317.90			
Lender/ Trustee Fees	1,500.00	1,500.00	1,000.00	500.00	150.0%
Bank Service Charges - Other	1.54	1.54			
Total Bank Service Charges	1,580.37	1,819.44	1,000.00	819.44	181.94%
Bond Expense					
Debt Service Principal	0.00	0.00	35,000.00	-35,000.00	0.0%
Debt Service Interest	0.00	0.00	88,021.00	-88,021.00	0.0%
Total Bond Expense	0.00	0.00	123,021.00	-123,021.00	0.0%
Copies & Postage	0.00	0.00	16.68	-16.68	0.0%
Dues and Subscriptions	0.00	572.56	333.32	239.24	171.78%
Insurance	0.00	0.00	3,000.00	-3,000.00	0.0%
Miscellaneous	0.00	0.00	1,000.00	-1,000.00	0.0%
Office Supplies	74.21	74.21			
Professional Fees					
District Mgmt / Accounting	2,500.00	10,000.00	10,000.00	0.00	100.0%
Legal	0.00	0.00	3,333.32	-3,333.32	0.0%
Total Professional Fees	2,500.00	10,000.00	13,333.32	-3,333.32	75.0%
Repairs & Replacements	0.00	12,300.00	3,333.32	8,966.68	369.0%
Snow Removal	0.00	0.00	2,500.00	-2,500.00	0.0%
Treasurer's Collection Fee - GF	1,053.06	1,695.51	1,198.68	496.83	141.45%
Treasurers Collection Fee - DS	3,475.11	5,595.20	3,955.32	1,639.88	141.46%
Utilities	131.23	480.15	666.68	-186.53	72.02%
Total Expense	8,813.98	32,537.07	156,560.00	-124,022.93	20.78%
Net Ordinary Income	154,523.84	251,946.64	34,094.04	217,852.60	738.98%
Net Income	154,523.84	251,946.64	34,094.04	217,852.60	738.98%

Income and Expense by Month
January through April 2024



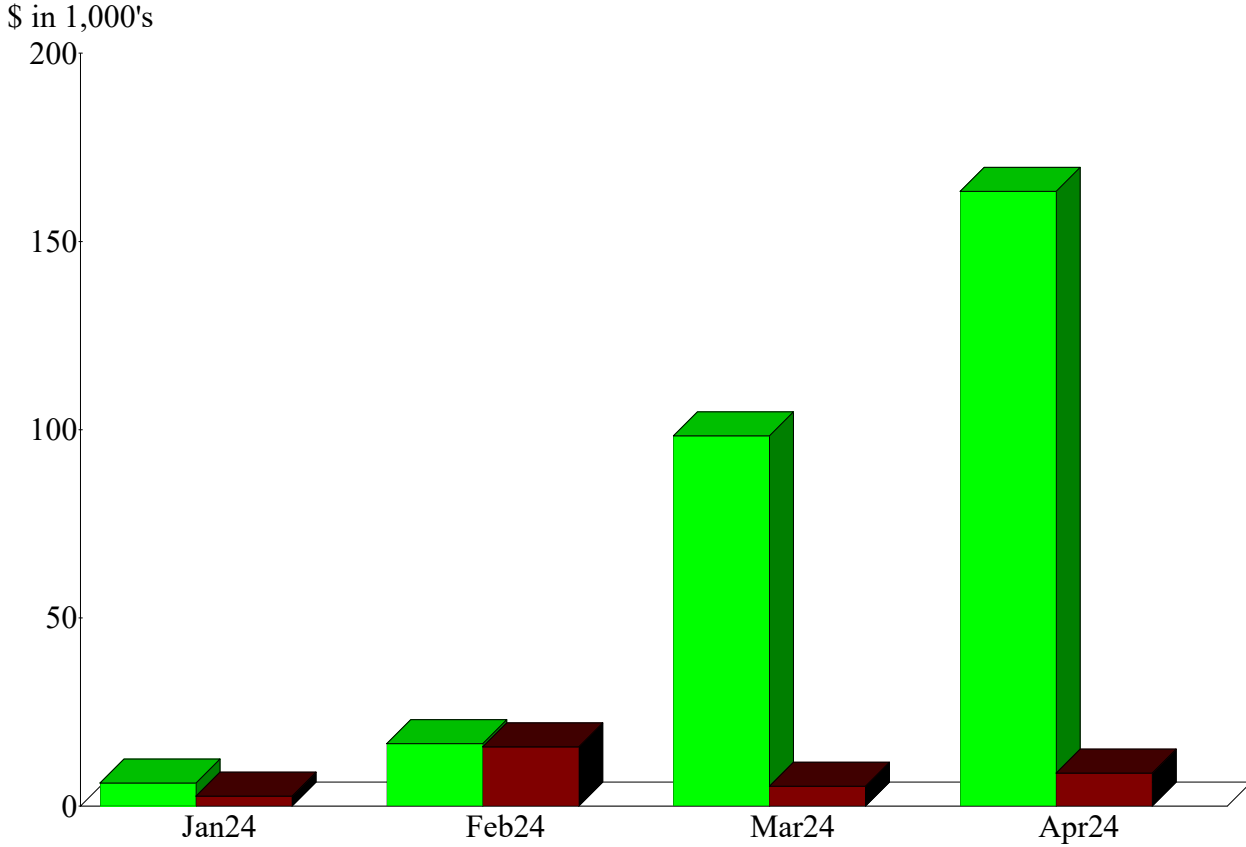
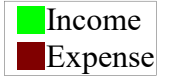
Income Summary
January through April 2024

Income	91.30%
Expense	8.70
Total	\$284,483.71



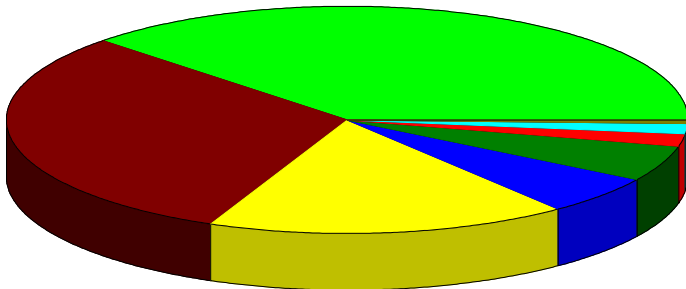
By Account

Income and Expense by Month
January through April 2024



Expense Summary
January through April 2024

Repairs & Replacements	37.80%
Professional Fees	30.73
Treasurers Collection Fee - DS	17.20
Bank Service Charges	5.59
Treasurer's Collection Fee - GF	5.21
Dues and Subscriptions	1.76
Utilities	1.48
Office Supplies	0.23
Total	\$32,537.07



By Account



Elbert & Highway 86 Metropolitan District

PAYMENT REQUEST

5/15/2024

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Core Electric	95589191	4/23/2024	\$ 32.61	Auto Pay
Core Electric	95589192	4/22/2024	\$ 33.39	Auto Pay
Core Electric	96616821	5/9/2024	\$ 23.94	Auto Pay
Mountain View Electric	103535101	4/17/243/20/20	\$ 41.29	Auto Pay
UMB	973799	4/10/2024	\$ 1,500.00	
WSDM District Managers	7982	4/30/2024	\$ 2,574.21	
TOTAL			\$ 4,205.44	

Cash in Bank on 3/19/2024	1,813.84
Less Draw	<u>(4,074.21)</u>
Balance After Draw	(2,260.37)





H3 PAINTING

INTERIOR & EXTERIOR

Estimate

Valid Until:

Quote Number : 5708957000039115144

Billing Address:

614 N Tejon St
Colorado Springs
CO

80903

Project Address (if different):

33001-33099 Legacy Ridge St
Elizabeth
CO

80107

Account Name:
Contact Name: **Brad Eidt**

Estimate Stage: **Estimate Sent**
Sales Associate: **Tim Haverstick**

S.No.	Product Details	Total
1	Power Wash Power wash all 3 structures Power wash the exterior to remove loose debris and dirt. This process helps to ensure proper paint adhesion.	\$ 275.00
2	Staining Mail Structure 1: Sand, scrape, prep and stain the with solid stain to match the current color. Color TBD. We cannot determine what color was used last on the Gazebo.	\$ 660.00
3	Exterior Painting-1 Gate House: Stain and Paint (Paint color TBD) Sand, scrape, prep and stain the with solid stain to match the current color.	\$ 1,100.00
4	Labor Replace south side window box ledge top. Materials included.	\$ 130.00
5	Staining Mail Structure 2: Different location: Near: 33720 Wildflower Cir Elizabeth, CO 80107 Sand, scrape, prep and stain the with solid stain to match the current color.	\$ 660.00
6	Super Deck Stain Both mail structures	\$ 650.00
7	SW SuperPaint Exterior Gate house: Color TBD Sherwin Williams Super Paint for exterior. Great quality and coverage.	\$ 120.00
8	Material Tape, Paper, Plastic and Caulk	\$ 107.00
		Sub Total \$ 3,702.00
		Tax \$ 0.00
		Adjustment \$ 0.00
		Grand Total \$ 3,702.00

Terms and Conditions

25% deposit will be due after acceptance of this quote is received. An invoice will be sent to reflect this deposit amount. The remaining 75% will be collected upon completion. Any additional work performed aside from the wall painting will be charged to the client on an as needed basis and referred to as a Change Order. This additional amount will be billed onto the invoice and will be collected upon the completion of the project. Any items additional will be considered to be a Change Order. Colors will be chosen by the client and will be provided in writing to H3 Paint. Any color changes post painting will be charged as a Change Order.





May 17, 2024

ROUGH "BALLPARK" ESTIMATE

Wild Pointe HOA/Metro District – JRG Job 240677

MEASUREMENTS
(actual approx)

Gazebo = 2.75SQ



West mailbox shed = 3.65SQ



West bldg = 2.85SQ



North mailbox shed = 3.5SQ



(These measurements do not include 10% waste). Prices below include 10% waste and all required assembly components, i.e., underlayment, nails, flashings, sealants, etc)

Link to all photos: <https://app.companycam.com/galleries/55YkV51B>

DaVinci (polymer composite) = ~\$1500/SQ
Asphalt (UL class 4 Impact Resistant) = ~\$1000/SQ
Wood shake (actual) = ~\$1250/SQ

OPTION 1: Like-for-like

West Mailbox shed & bldg: slate (Davinci-polymer composite) = \$10,725

gazebo: wood shake = \$3,750

North mailbox shed: asphalt = \$3,850

GT = ~\$18,325

OPTION 2: Install DaVinci on all:

(slate and/or shake style) = 14SQ (incl 10% waste): **GT = ~\$21,000**

OPTION 3: Install asphalt on all:

Owens Corning Duration Storm = 14SQ (incl 10% waste): **GT = ~\$14,000**

OPTION 4: Install asphalt on all but gazebo; install Davinci on gazebo:

Gazebo = ~\$4,537.50

Other bldgs = ~\$11,000

GT = ~\$15,537.50

PRODUCT INFORMATION

DaVinci info: <https://www.davinciroofscapes.com/products/shake/multi-width-shake/>
and

<https://www.davinciroofscapes.com/products/slate/multi-width-slate/>

Owens Corning Duration STORM info: <https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration-storm>

These installations will each carry a 5-year JRG workmanship warranty and the respective manufacturers' limited lifetime warranty. Warranty documents and completion certificates will be provided to the Community and maintained permanently with JRG.

If the Community wishes to move forward based on these rough "ballpark" estimates, JRG will prepare a formal contract / project plan for signatures.

Respectfully,



Michael E Conner
Business Development Manager
Just Roofs and Gutters
C 303-517-3832
michael@justrоofsandgutters.com
www.justrоofsandgutters.com

Michael E Conner
Business Development Manager

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9615 E County Line Rd
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JUST
Roofs
and
Gutters



CASTLE PINES
Chamber of Commerce
MEMBER



CENTENNIAL
CHAMBER
OF COMMERCE
MEMBER



Created Date: 5/16/2024

DESCRIPTION: West Monument Repair

Bill To: Elbert & Highway 86 Metro District
614 N Tejon St
Colorado Springs, CO 80903
US

Installed: Elbert & Highway 86 Metro District
Highway 86
SR 3
Elizabeth , CO 80107
US

Requested By: Jeffrey Massey
Email: jamassey6@gmail.com
Cell Phone: (720) 329-9800

Salesperson: Mike Lansing
Email: mike.lansing@fastsigns.com
Cell Phone: 720-854-5755

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Survey / Repair As Needed BASE ITEM	1	\$1,253.50	\$1,253.50
	<ul style="list-style-type: none"> Necessary labor to survey and secure letters that are loose from the stone base. Repair of any damaged HDU letters. Removal and installation of damaged dimensional letters. Touch-up as needed. 			
1.1	Installation - Install Labor			
1.2	In Shop Labor Engraver/Router/Machine - Repair Labor			

Subtotal:	\$1,253.50
Taxes:	\$0.79
Grand Total:	\$1,254.29

Hello,

Your new estimate has been created. Once you approve your estimate and make the payment, we will begin the process of either proof creation or proof approval if provided in the estimate.

Payment Terms:

1. Unless prior credit terms have been approved, we require 100% payment on any order \$499.99 or less.
2. Any order \$500.00 or more, we require a 50% deposit to start the project.

We are currently experiencing price increases around the market. At this time your estimate is valid for 14 days.

If you would like to apply for financing on your project, we have a simple and

quick application here:

<https://634fastsigns.directcapital.com/>

Your customer portal is supported by Google Chrome or Firefox. The customer portal is not compatible with Internet Explorer and some functionality may be lost using Safari.

Please call or email with any questions and thanks for letting us earn your business.

FASTSIGNS Team

18921 Plaza Dr. #102, Parker, CO 80134
P: 303-841-FAST (3278) |

Each Location Independently Owned and Operated

This is the quotation for the project that we discussed. This quote may not include all charges. In some cases, during the process of developing your quote some areas, such as permitting fees, travel costs and installation charges may not have been added to this quote. The signs/products listed in the quote are the only items that are added to the costs. Customers may request changes or other special circumstances at any time and this may cause the price of a job to change. You will be informed if any of these instances occur. But, this quote is only an estimate and covers standard charges that we expect for your job.

This quote expires in 14 days. Price changes in materials and labor costs may occur after the initial quote is issued and could affect pricing beyond the 14 day estimate period. If this quote has expired, please contact us for an update.

If you have any questions, please call us at (303) 841-3278 or email us at 634@fastsigns.com.

*Please note that once a proof has been approved, it is sent into production and will be printed exactly as it appears on the proof. If you choose to approve, you are accepting the color, style, size of text, spelling, grammatical composition and sentence structure, quality of graphics, etc. We cannot make changes to the artwork or to the specs of the order once approval has been given. FASTSIGNS is not responsible for any errors in approved artwork, or approved hard copy specs on final products and will not permit reprints on these grounds. Please contact a FASTSIGNS representative if you have any questions.
We appreciate your business. Please let us know what we can do to help you increase your visual communication capabilities.

Signature: _____ **Date:** _____