

CASTLEWOOD RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032
<https://castlewoodranchmd.colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Caryn Johnson	President	May, 2025/2025
Steven G. Peterson	Treasurer	May, 2027/2027
Michael Miller	Assistant Secretary	May, 2025/2025
David Mulay	Assistant Secretary	May, 2027/2027
Max Brooks	Assistant Secretary	May, 2027/2027

DATE: November 9, 2023 (Thursday)

TIME: 6:00 P.M.

PLACE: Philip S. Miller Library
100 South Wilcox Street
Castle Rock, Colorado 80104

-AND VIA TELECONFERENCE-

Phone Number: 1 (669) 900-6833

Meeting ID: 546 911 9353

Passcode: 912873

I. PUBLIC COMMENTS

A. _____

II. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Review and consider approval of minutes from the July 31, 2023 special meeting (enclosure).

- D. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule Regular Meeting dates (suggested dates are June 13, 2024 and November 14, 2024) and consider approval of Resolution No. 2023-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
-

E. Insurance Discussion

- i. Cyber Security and Increased Crime Coverage.
-
- ii. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
-
- iii. Authorize renewal of District’s insurance and Special District Association (SDA) membership for 2024.
-

III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims as follows (enclosures):

	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General Fund	\$ 6,706.98	\$ 5,662.56	\$ 5,107.50	\$ 2,658.63
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,706.98	\$ 5,662.56	\$ 5,107.50	\$ 2,658.63

	Period Ending Mar.31, 2023	Period Ending Apr. 30, 2023	Period Ending May 31, 2023	Period Ending Jun. 30, 2023
General Fund	\$ 4,252.94	\$ 5,105.13	\$ 4,792.73	\$ 5,324.20
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,252.94	\$ 5,105.13	\$ 4,792.73	\$ 5,324.20

	Period Ending Jul. 31, 2023	Period Ending Aug. 31,2023	Period Ending Sep. 30, 2023	Period Ending Oct. 31,2023
General Fund	\$ 5,156.68	\$ 12,794.90	\$ 5,552.88	\$ 9,458.41
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,156.68	\$ 12,794.90	\$ 5,552.88	\$ 9,458.41

	Period Ending Nov. 5, 2023
General Fund	\$ 32,962.87
Debt Service Fund	\$ -0-
Capital Fund	\$ -0-
Total	\$ 32,962.87

-
- B. Review and accept unaudited financial statements through the period ending June 30, 2023 (enclosure).
-
- C. Conduct Public Hearing to consider Amendment to 2023 Budget (if necessary) and consider adoption of Resolution to Amend the 2023 Budget.
-
- D. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).
-
- E. Authorize 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.
-
- F. Consider appointment of District Accountant to prepare the 2025 Budget and set the date of the Budget Hearing as November __, 2024.
-
- G. Discuss statutory requirements for an Audit. Consider engagement of _____ for preparation of 2023 Audit, in the amount of \$_____ (to be distributed).
-

IV. LEGAL MATTERS

- A. Discuss potential conveyance of Tract A to the Town of Castle Rock; authorize any necessary actions.
-
- B. Discuss potential conveyance of District property to the Castlewood Ranch Homeowners Association; authorize any necessary actions.
-

C. Discuss status of round-about.

D. Discuss status of Bella Mesa Monument Sign; authorize all necessary actions.

E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).

F. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).

V. CAPITAL IMPROVEMENTS/MAINTENANCE MATTERS

A. Discuss report on wildland fire risks and potential mitigation efforts (enclosure).

B. Discuss community sign boards.

C. Discuss electrical power issue for the power stand at the monument at the corner of Mitchell Street and Sheldon Avenue.

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CASTLEWOOD RANCH METROPOLITAN DISTRICT HELD JULY 31, 2023

A Special Meeting of the Board of Directors (the “**Board**”) of the Castlewood Ranch Metropolitan District (the “**District**”) was duly held on Monday, the 31st day of July, 2023, at 6:00 p.m. This District Board Meeting was held via video/teleconference. The meeting was open to the public.

Directors In Attendance Were:

Caryn Johnson
David Mulay
Steven G. Peterson
Michael Miller
Max Brooks

Also In Attendance Were the Following Consultants:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq. and Tim O’Connor, Esq.; McGeady Becher P.C.

John Hill; Bella Mesa Metropolitan District and Fourth Investment USA, LLC

Shawn Kronebusch; Redland Consulting Group, Inc.

**PUBLIC
COMMENTS**

There were no public comments.

**QUORUM/DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Quorum/Disclosures of Potential Conflicts of Interest: Director Johnson confirmed the presence of a quorum.

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 of Directors and to the Secretary of State. Director Johnson requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. Director Mulay disclosed that he is on the Design Review Committee for the Castlewood Ranch Homeowners Association (“HOA”) and Director Brooks disclosed that he serves on the Town Council.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed for approval, a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Johnson, and upon vote unanimously carried, the Agenda was approved as presented.

Meeting Location and Posting of Meeting Notices: 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 determined that the meeting would be held via video/teleconference.

Mr. Solin reported that notice was duly posted and that no objections to the manner of the meeting or any requests that the manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the June 22, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Peterson, seconded by Director Mulay, and upon vote unanimously carried, the Board approved the Minutes, as presented.

FINANCIAL MATTERS

There were no financial matters.

LEGAL MATTERS

Temporary Construction Easement with Fourth Investment USA, LLC: The Board and Attorney Williams discussed the Temporary Construction Easement with Fourth Investment USA, LLC ("Fourth Investment"). Mr. Hill reported that the easement would be for Bella Mesa Metropolitan District to construct a round-about and roadway improvements. Attorney Williams recommended updates to the Temporary Construction Easement to reflect Bella Mesa Metropolitan District as party to the easement instead of Fourth Investment.

Following discussion, the Board authorized execution of the Temporary Construction Easement so long as Fourth Investment agrees to grant an easement to the District for the District's installation of a monument sign.

Utility Underground Access Easement by CORE Electric Cooperative: The Board discussed the request for a Utility Underground Access Easement by CORE Electric Cooperative.

Attorney Williams noted that the District will need to get a title commitment prior to executing the easement as drafted to except from its warranties of title any existing encumbrances on the property. Mr. Hill noted that a title report had been ordered and that Fourth Investment would cover the expense for same.

RECORD OF PROCEEDINGS

Attorney Williams gave an update regarding a Right of Relocation that CORE did not want to add to the easement. It was noted that the Right of Relocation would likely never be an issue and is not necessary for the easement.

Following discussion, upon motion duly made by Director Miller, seconded by Director Johnson, and upon vote unanimously carried, the Board approved the Utility Underground Access Easement by CORE Electric Cooperative, subject to obtaining a title commitment and having any exceptions to title that may show up on said title commitment listed on the easement as exceptions to what the District is warranting title to.

Dedication of Tracts to the Town of Castle Rock: The Board discussed the tracts to be dedicated to the Town of Castle Rock (“Town”).

Following discussion, upon motion duly made by Director Mulay, seconded by Director Peterson, upon vote unanimously carried, the Board approved the tracts to be dedicated to the Town conditioned on the final legal description and a confirmation of the legal authority to subdivide the parcel.

CAPITAL IMPROVEMENTS/ MAINTENANCE MATTERS

Monument Committee: Director Johnson gave an update regarding the proposed monument sign (the “Monument”). It was noted that the Monument committee decided that the eastern side of the road would be the best location due to restrictions on the western side. The Board noted the size of the Monument would be smaller and it was noted that design will be based on existing designs within the community.

Median Maintenance: The Board discussed that the HOA is no longer managing median maintenance. Mr. Hill indicated that Fourth Hill Investment would be willing take over maintenance up until construction starts, subject to indemnification from the District.

Attorney Williams suggested possible conveyance of the tract to the Town or the HOA for maintenance responsibility.

Following discussion, the Board decided to pursue conveyance of the Tract to the Town or the HOA, and authorized legal counsel to prepare an agreement for Fourth Investment to provide such maintenance, including indemnification of Fourth Investment, should neither the Town nor the HOA not accept conveyance of the tract.

Legal Description: Mr. Kronebusch inquired whether a new legal description would be required in the event the Town does not accept the remainder of the tracts. Attorney Williams and Director Johnson confirmed that the existing legal description is adequate.

RECORD OF PROCEEDINGS

OTHER BUSINESS

There was no other business.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2023- 11 -01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CASTLEWOOD RANCH METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Castlewood Ranch Metropolitan District (the “**District**”), Douglas County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2024 shall be held on June 13, 2024 and November 14, 2024 at 6:00 p.m., at Philip S. Miller Library 100 South Wilcox Street, Castle Rock, Colorado and virtually via conference call.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

a. On the corner of Mikelson Boulevard and Lantern Trail.

8. Caryn Johnson, or her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 9, 2023.

**CASTLEWOOD RANCH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

Castlewood Ranch Metropolitan District
November-22

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Colorado Community Media	68975	10/14/2022	11/13/2022	\$ 24.36	Election expense	6800	1
Colorado Community Media	69630	10/21/2022	11/20/2022	\$ 24.36	Election expense	6800	1
McGeady Becher P.C.	500W 09/2022	9/30/2022	9/30/2022	\$ 411.00	Legal	6750	1
Simmons & Wheeler P.C.	34042	9/30/2022	9/30/2022	\$ 244.75	Accounting expense	6150	1
Special District Management	Oct-22	10/31/2022	10/31/2022	\$ 1,118.51	Office/Miscellaneous Expense	6850	1
Special District Management	Oct-22	10/31/2022	10/31/2022	\$ 4,884.00	District Management	6140	1
				\$ 6,706.98			

Castlewood Ranch Metropolitan District
November-22

	General	Debt	Capital	Totals
Disbursements	\$ 6,706.98	\$ -	\$ -	\$ 6,706.98
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 6,706.98	\$ -	\$ -	\$ 6,706.98

Castlewood Ranch Metropolitan District
December-22

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Caryn Johnson	11/3/22- Meeting	11/3/2022	11/3/2022	\$ 100.00	Director's Fees	6200	1
David Mulay	11/3/22- Meeting	11/3/2022	11/3/2022	\$ 100.00	Director's Fees	6200	1
Maxwell Miles Brooks	11/3/22- Meeting	11/3/2022	11/3/2022	\$ 100.00	Director's Fees	6200	1
McGeady Becher P.C.	500W 10/2022	10/31/2022	10/31/2022	\$ 689.00	Legal	6750	1
Simmons & Wheeler P.C.	34263	10/31/2022	10/31/2022	\$ 714.00	Accounting expense	6150	1
Special District Management	Nov-22	11/30/2022	11/30/2022	\$ 289.96	Office/Miscellaneous Expense	6850	1
Special District Management	Nov-22	11/30/2022	11/30/2022	\$ 3,569.60	District Management	6140	1
Steven G. Peterson	11/3/22- Meeting	11/3/2022	11/3/2022	\$ 100.00	Director's Fees	6200	1

\$ 5,662.56

Castlewood Ranch Metropolitan District
December-22

	General	Debt	Capital	Totals
Disbursements	\$ 5,662.56	\$ -	\$ -	\$ 5,662.56
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 5,662.56	\$ -	\$ -	\$ 5,662.56

Castlewood Ranch Metropolitan District
January-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
McGeady Becher P.C.	500W 11/2023	11/30/2022	11/30/2022	\$ 1,064.00	Legal	6750	1
Simmons & Wheeler P.C.	34329	11/30/2022	11/30/2022	\$ 869.00	Accounting expense	6150	1
Simmons & Wheeler P.C.	34550	12/31/2022	12/31/2022	\$ 396.50	Accounting expense	6150	1
Special District Management	Dec-22	12/31/2022	12/31/2022	\$ 3.20	Office/Miscellaneous Expense	6850	1
Special District Management	Dec-22	12/31/2022	12/31/2022	\$ 2,774.80	District Management	6140	1
				\$5,107.50			

Castlewood Ranch Metropolitan District
January-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,107.50	\$ -	\$ -	\$ 5,107.50
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 5,107.50	\$ -	\$ -	\$ 5,107.50

Castlewood Ranch Metropolitan District
February-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
McGeady Becher P.C.	500W 12/2022	12/31/2022	12/31/2022	\$ 490.00	Legal	6750	1
Special District Association	SDA-2023	2/3/2023	2/3/2023	\$ 329.73	Office/Miscellaneous Expense	6850	1
Special District Management	Jan-23	1/31/2023	1/31/2023	\$ 3.80	Office/Miscellaneous Expense	6850	1
Special District Management	Jan-23	1/31/2023	1/31/2023	\$ 1,835.10	District Management	6140	1
				\$2,658.63			

Castlewood Ranch Metropolitan District
February-23

	General	Debt	Capital	Totals
Disbursements	\$ 2,658.63	\$ -	\$ -	\$ 2,658.63
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 2,658.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,658.63</u>

Castlewood Ranch Metropolitan District
March-23

Vendor	Invoice #	Date	Due Date	Amount in	Expense Account	Account Number	Department
Caryn Johnson	2/16/23- Meeting	2/16/2023	2/16/2023	\$ 100.00	Director's Fees	6200	1
Colorado Community Media	78339	2/10/2023	3/12/2023	\$ 31.40	Election expense	6800	1
David Mulay	2/16/23- Meeting	2/16/2023	2/16/2023	\$ 100.00	Director's Fees	6200	1
Maxwell Miles Brooks	2/16/23- Meeting	2/16/2023	2/16/2023	\$ 100.00	Director's Fees	6200	1
McGeady Becher P.C.	500W 01/2023	1/31/2023	1/31/2023	\$ 485.84	Legal	6750	1
Simmons & Wheeler P.C.	34916	1/31/2023	3/2/2023	\$ 331.50	Accounting expense	6150	1
Special District Management	Feb-23	2/28/2023	2/28/2023	\$ 612.60	Election expense	6800	1
Special District Management	Feb-23	2/28/2023	2/28/2023	\$ 5.00	Office/Miscellaneous Expense	6850	1
Special District Management	Feb-23	2/28/2023	2/28/2023	\$ 2,386.60	District Management	6140	1
Steven G. Peterson	2/16/23- Meeting	2/16/2023	2/17/2023	\$ 100.00	Director's Fees	6200	1
				\$4,252.94			

Castlewood Ranch Metropolitan District
March-23

	General	Debt	Capital	Totals
Disbursements	\$ 4,252.94	\$ -	\$ -	\$ 4,252.94
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 4,252.94</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,252.94</u>

Castlewood Ranch Metropolitan District
April-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Colorado Community Media	81314	3/17/2023	4/16/2023	\$ 24.80	Election expense	6800	1
McGeady Becher P.C.	500W 02/2023	2/28/2023	2/28/2023	\$ 2,779.01	Legal	6750	1
Simmons & Wheeler P.C.	35017	2/28/2023	2/28/2023	\$ 229.02	Accounting expense	6150	1
Special District Management Services	Mar-23	3/31/2023	3/31/2023	\$ 1,618.30	Management	6140	1
Special District Management Services	Mar-23	3/31/2023	3/31/2023	\$ 448.20	Election expense	6800	1
Special District Management Services	Mar-23	3/31/2023	3/31/2023	\$ 5.80	Office	6850	1
				\$ 5,105.13			

Castlewood Ranch Metropolitan District
April-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,105.13	\$ -	\$ -	\$ 5,105.13
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 5,105.13	\$ -	\$ -	\$ 5,105.13

Castlewood Ranch Metropolitan District
May-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
McGeady Becher P.C.	500W 03/2023	3/31/2023	3/31/2023	\$ 1,450.83	Legal	6750	1
Simmons & Wheeler P.C.	35314	3/31/2023	4/30/2023	\$ 644.50	Accounting expense	6150	1
Special District Management	Apr-23	4/30/2023	4/30/2023	\$ 205.80	Election expense	6800	1
Special District Management	Apr-23	4/30/2023	4/30/2023	\$ 3.60	Office/Miscellaneous Expense	6850	1
Special District Management	Apr-23	4/30/2023	4/30/2023	\$ 2,488.00	District Management	6140	1
				\$4,792.73			

Castlewood Ranch Metropolitan District
May-23

	General	Debt	Capital	Totals
Disbursements	\$ 4,792.73	\$ -	\$ -	\$ 4,792.73
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 4,792.73</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,792.73</u>

Castlewood Ranch Metropolitan District
June-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
McGeady Becher P.C.	500W 04/2023	4/30/2023	4/30/2023	\$ 157.50	Election expense	6800	1
McGeady Becher P.C.	500W 04/2023	4/30/2023	4/30/2023	\$ 1,280.22	Legal	6750	1
Simmons & Wheeler P.C.	35676	5/31/2023	5/31/2023	\$ 486.50	Accounting expense	6150	1
Simmons & Wheeler P.C.	35564	4/30/2023	4/30/2023	\$ 255.50	Accounting expense	6150	1
Special District Management	May-23	5/31/2023	5/31/2023	\$ 404.60	Election expense	6800	1
Special District Management	May-23	5/31/2023	5/31/2023	\$ 689.38	Office/Miscellaneous Expense	6850	1
Special District Management	May-23	5/31/2023	5/31/2023	\$ 2,050.50	District Management	6140	1
				\$ 5,324.20			

Castlewood Ranch Metropolitan District
June-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,324.20	\$ -	\$ -	\$ 5,324.20
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 5,324.20	\$ -	\$ -	\$ 5,324.20

Castlewood Ranch Metropolitan District
July-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Caryn Johnson	06 22 23 Mtg	6/22/2023	6/22/2023	\$ 100.00	Director's Fees	6200	1
David Mulay	06 22 23 Mtg	6/22/2023	6/22/2023	\$ 100.00	Director's Fees	6200	1
Maxwell Miles Brooks	06 22 23 Mtg	6/22/2023	6/22/2023	\$ 100.00	Director's Fees	6200	1
McGeady Becher P.C.	500W 05/2023	5/31/2023	5/31/2023	\$ 421.67	Legal	6750	1
Michael Miller	06 22 23 Mtg	6/22/2023	6/22/2023	\$ 100.00	Director's Fees	6200	1
Simmons & Wheeler P.C.	35896	6/30/2023	6/30/2023	\$ 1,383.50	Accounting expense	6150	1
Special District Management	Jun-23	6/30/2023	6/30/2023	\$ 96.00	Election expense	6800	1
Special District Management	Jun-23	6/30/2023	6/30/2023	\$ 358.31	Office/Miscellaneous Expense	6850	1
Special District Management	Jun-23	6/30/2023	6/30/2023	\$ 2,397.20	District Management	6140	1
Steven G. Peterson	06 22 23 Mtg	6/22/2023	6/22/2023	\$ 100.00	Director's Fees	6200	1
				\$5,156.68			

Castlewood Ranch Metropolitan District
July-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,156.68	\$ -	\$ -	\$ 5,156.68
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 5,156.68</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,156.68</u>

Castlewood Ranch Metropolitan District
August-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Caryn Johnson	07 31 23 Mtg	7/31/2023	7/31/2023	\$ 100.00	Director's Fees	6200	1
Caryn Johnson	1	8/7/2023	8/7/2023	\$ 49.06	Repair/Maintenance	6900	1
David Mulay	07 31 23 Mtg	7/31/2023	7/31/2023	\$ 100.00	Director's Fees	6200	1
Maxwell Miles Brooks	07 31 23 Mtg	7/31/2023	7/31/2023	\$ 100.00	Director's Fees	6200	1
McGeady Becher P.C.	500W 06/2023	6/30/2023	6/30/2023	\$ 4,262.70	Legal	6750	1
Michael Miller	07 31 23 Mtg	7/31/2023	7/31/2023	\$ 100.00	Director's Fees	6200	1
Norris Design	01-82829	7/31/2023	8/10/2023	\$ 419.65	Professional services	6820	1
Special District Management	Jul-23	7/31/2023	7/31/2023	\$ 112.00	Election expense	6800	1
Special District Management	Jul-23	7/31/2023	7/31/2023	\$ 3.29	Office/Miscellaneous Expense	6850	1
Special District Management	Jul-23	7/31/2023	7/31/2023	\$ 2,448.20	District Management	6140	1
Steven G. Peterson	07 31 23 Mtg	7/31/2023	7/31/2023	\$ 100.00	Director's Fees	6200	1
Wipfli Llp	2313722	7/31/2023	7/31/2023	\$ 5,000.00	Audit expense	6151	1
				\$ 12,794.90			

Castlewood Ranch Metropolitan District
August-23

	General	Debt	Capital	Totals
Disbursements	\$ 12,794.90	\$ -	\$ -	\$ 12,794.90
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 12,794.90</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,794.90</u>

Castlewood Ranch Metropolitan District
September-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
McGeady Becher P.C.	07 30 23	7/31/2023	7/31/2023	\$ 3,118.88	Legal	6750	1
Simmons & Wheeler P.C.	36110	7/31/2023	7/31/2023	\$ 644.00	Accounting expense	6150	1
Special District Association	35525	8/29/2023	9/28/2023	\$ 175.00	Office/Miscellaneous Expense	6850	1
Special District Management	08 31 23	8/31/2023	8/31/2023	\$ 5.20	Office/Miscellaneous Expense	6850	1
Special District Management	08 31 23	8/31/2023	8/31/2023	\$ 1,609.80	District Management	6140	1
				\$ 5,552.88			

Castlewood Ranch Metropolitan District
September-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,552.88	\$ -	\$ -	\$ 5,552.88
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 5,552.88</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,552.88</u>

Castlewood Ranch Metropolitan District
October-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Colorado Special Districts Property and Liability Pool	24WC-60807-0050	8/14/2023	8/14/2023	\$ 450.00	Prepaid expense	1365	1
Colorado Special Districts Property and Liability Pool	24PL-60807-0981	9/5/2023	9/5/2023	\$ 4,264.00	Prepaid expense	1365	1
McGeady Becher P.C.	08 31 2023	8/31/2023	8/31/2023	\$ 1,599.33	Legal	6750	1
Simmons & Wheeler P.C.	36255	8/31/2023	8/31/2023	\$ 524.50	Accounting expense	6150	1
Special District Management	09 30 2023	9/30/2023	9/30/2023	\$ 16.00	Election expense	6800	1
Special District Management	09 30 2023	9/30/2023	9/30/2023	\$ 6.78	Office/Miscellaneous Expense	6850	1
Special District Management	09 30 2023	9/30/2023	9/30/2023	\$ 2,002.80	District Management	6140	1
T. Charles Wilson Insurance Service	13260	9/14/2023	9/14/2023	\$ 595.00	Prepaid expense	1365	1
				\$ 9,458.41			

Castlewood Ranch Metropolitan District
October-23

	General	Debt	Capital	Totals
Disbursements	\$ 9,458.41	\$ -	\$ -	\$ 9,458.41
		\$ -		\$ -
<u>Total Disbursements from Checking Acct</u>	<u>\$ 9,458.41</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,458.41</u>

Castlewood Ranch Metropolitan District
 Claims
 11/5/2023

Vendor	Chart of account	Invoice no.	Invoice date	Invoice amount
Caryn Johnson	6900 - Repair/maintenance	001	08/07/2023	49.06
Caryn Johnson	6200 - Director's Fees	07 31 23 Mtg	07/31/2023	100.00
Caryn Johnson	6200 - Director's Fees	06 22 23 Mtg	06/22/2023	100.00
Colorado Special Districts Property and Liability Pool	1365 - Prepaid expense	24WC-60807-0050	08/14/2023	450.00
Colorado Special Districts Property and Liability Pool	1365 - Prepaid expense	24PL-60807-0981	09/05/2023	4,264.00
David Mulay	6200 - Director's Fees	06 22 23 Mtg	06/22/2023	100.00
David Mulay	6200 - Director's Fees	07 31 23 Mtg	07/31/2023	100.00
Maxwell Miles Brooks	6200 - Director's Fees	06 22 23 Mtg	06/22/2023	100.00
Maxwell Miles Brooks	6200 - Director's Fees	07 31 23 Mtg	07/31/2023	100.00
McGeady Becher P.C.	6750 - Legal	08 31 2023	08/31/2023	1,599.33
McGeady Becher P.C.	6750 - Legal	06 30 23	06/30/2023	4,262.70
McGeady Becher P.C.	6750 - Legal	07 30 23	07/31/2023	3,118.88
McGeady Becher P.C.	6750 - Legal	05 31 23	05/31/2023	421.67
Michael Miller	6200 - Director's Fees	07 31 23 Mtg	07/31/2023	100.00
Michael Miller	6200 - Director's Fees	06 22 23 Mtg	06/22/2023	100.00
Norris Design	6820 - Professional services	01-82829	07/31/2023	419.65
Simmons & Wheeler P.C.	6150 - Accounting expense	36255	08/31/2023	524.50
Simmons & Wheeler P.C.	6150 - Accounting expense	36110	07/31/2023	644.00
Simmons & Wheeler P.C.	6150 - Accounting expense	35896	06/30/2023	1,383.50
Special District Association	6850 - Office/Miscellaneous Expense	35525	08/29/2023	175.00
Special District Management	Split	06 30 23	06/30/2023	2,851.51
Special District Management	Split	08 31 23	08/31/2023	1,615.00
Special District Management	Split	07 31 23	07/31/2023	2,563.49
Special District Management	Split	09 30 2023	09/30/2023	2,025.58
Steven G. Peterson	6200 - Director's Fees	06 22 23 Mtg	06/22/2023	100.00
Steven G. Peterson	6200 - Director's Fees	07 31 23 Mtg	07/31/2023	100.00
T. Charles Wilson Insurance Service	1365 - Prepaid expense	13260	09/14/2023	595.00
Wipfli LLP	6151 - Audit expense	2313722	07/31/2023	<u>5,000.00</u>
				<u>32,962.87</u>

Castlewood Ranch Metropolitan District
Financial Statements

June 30, 2023

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Castlewood Ranch Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Castlewood Ranch Metropolitan District, as of and for the period ended June 30, 2023, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Castlewood Ranch Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

August 7, 2023
Englewood, Colorado

Castlewood Ranch Metropolitan District
 Combined Balance Sheet
 June 30, 2023

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Account Groups</u>	<u>Total (Memorandum Only)</u>
Assets					
Current assets					
Cash In Checking	\$ 11,419	\$ -	\$ -	\$ -	\$ 11,419
Cash in COLOTRUST	1,129,508	2,988,564	276,274	-	4,394,346
County tax receivable	83,785	586,498	-	-	670,283
Prepaid insurance	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total current assets	<u>1,224,712</u>	<u>3,575,062</u>	<u>276,274</u>	<u>-</u>	<u>5,076,048</u>
Other assets					
Fixed assets	-	-	-	1,657,000	1,657,000
Amount available debt service fund	-	-	-	3,575,062	3,575,062
Amount to be provided for retirement of debt	-	-	-	11,974,938	11,974,938
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,207,000</u>	<u>17,207,000</u>
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<u>\$ 1,224,712</u>	<u>\$ 3,575,062</u>	<u>\$ 276,274</u>	<u>\$ 17,207,000</u>	<u>\$ 22,283,048</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ <u>10,893</u>	\$ -	\$ -	\$ -	\$ <u>10,893</u>
Total current liabilities	<u>10,893</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,893</u>
Long Term liabilities					
Refunding Series 2016	<hr/>	<hr/>	<hr/>	15,550,000	15,550,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,550,000</u>	<u>15,550,000</u>
Fund equity					
Investment in fixed assets	-	-	-	1,657,000	1,657,000
Fund balance					
Restricted	-	3,575,062	-	-	3,575,062
Unrestricted	1,213,819	-	276,274	-	1,490,093
Reserved	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<u>1,213,819</u>	<u>3,575,062</u>	<u>276,274</u>	<u>1,657,000</u>	<u>6,722,155</u>
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<u>\$ 1,224,712</u>	<u>\$ 3,575,062</u>	<u>\$ 276,274</u>	<u>\$ 17,207,000</u>	<u>\$ 22,283,048</u>

Castlewood Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2023
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Beginning Fund Balance	<u>1,020,386</u>	<u>1,074,290</u>	<u>53,904</u>
Revenues			
Property taxes	214,197	211,174	(3,023)
Specific Ownership taxes	17,136	9,929	(7,207)
Other Income	-	203	203
Interest income	<u>5,000</u>	<u>97,950</u>	<u>92,950</u>
Total revenues	<u>236,333</u>	<u>319,256</u>	<u>82,923</u>
Total available	<u>1,256,719</u>	<u>1,393,546</u>	<u>136,827</u>
Expenditures			
District management	20,000	12,776	7,224
Accounting	8,000	3,330	4,670
Audit	5,000	-	5,000
Directors fees	2,000	900	1,100
Insurance	6,000	5,486	514
Legal	17,500	10,440	7,060
Election expense	10,000	2,221	7,779
Office expense/misc	5,000	1,406	3,594
Repair and Maintenance	5,000	-	5,000
Treasurer fees	3,213	3,168	45
Contingency	1,032,555	-	1,032,555
Transfer to Debt Service Fund	140,000	140,000	-
Emergency reserve (3%)	<u>2,451</u>	<u>-</u>	<u>2,451</u>
Total expenditures	<u>1,256,719</u>	<u>179,727</u>	<u>1,076,992</u>
Ending Fund Balance	<u><u>-</u></u>	<u><u>1,213,819</u></u>	<u><u>1,213,819</u></u>

Castlewood Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2023
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Beginning Fund Balance	<u>2,064,694</u>	<u>2,078,252</u>	<u>13,558</u>
Revenues			
Property taxes	1,499,381	1,478,221	(21,160)
Specific Ownership taxes	119,950	69,504	(50,446)
Transfer from General Fund	140,000	140,000	-
Interest Income	<u>1,000</u>	<u>121</u>	<u>(879)</u>
		-	
Total revenues	<u>1,760,331</u>	<u>1,687,846</u>	<u>(72,485)</u>
Total available	<u>3,825,025</u>	<u>3,766,098</u>	<u>(58,927)</u>
Expenditures			
Bond interest Series 2016	346,365	168,861	177,504
Bond principal Series 2016	915,000	-	915,000
Early Redemption	335,000	-	335,000
Paying agent/bank fees	2,500	-	2,500
Treasurers fees	<u>22,491</u>	<u>22,175</u>	<u>316</u>
Total expenditures	<u>1,621,356</u>	<u>191,036</u>	<u>1,430,320</u>
Ending Fund Balance	<u><u>2,203,669</u></u>	<u><u>3,575,062</u></u>	<u><u>1,371,393</u></u>

Castlewood Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2023
Capital Project Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Beginning Fund Balance	<u>276,274</u>	<u>276,274</u>	<u>-</u>
Revenues			
Tap fees	5,000	-	(5,000)
Town of CR lift station	-	-	-
Miscellaneous income	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>5,000</u>	<u>-</u>	<u>(5,000)</u>
Total available	<u>281,274</u>	<u>276,274</u>	<u>(5,000)</u>
Expenditures			
Capital Outlay	<u>281,274</u>	<u>-</u>	<u>281,274</u>
Total expenditures	<u>281,274</u>	<u>-</u>	<u>281,274</u>
Ending Fund Balance	<u><u>-</u></u>	<u><u>276,274</u></u>	<u><u>276,274</u></u>

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4071 - Castlewood Ranch Metro District

IN DOUGLAS COUNTY ON 8/18/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$42,839,450
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$61,387,280
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$61,387,280
5. NEW CONSTRUCTION: **	\$107,360
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$900,054,373
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$1,586,840
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **

\$0

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Castlewood Ranch Metropolitan District
Proposed Budget
General Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>	Option 2 Proposed Budget <u>2024</u>
Beginning fund balance	\$ 968,234	\$ 1,074,290	\$ 1,074,290	\$ 1,074,290	\$ 1,204,280	\$ 1,204,280
Revenues:						
Property taxes	220,431	214,197	211,174	214,000	235,616	206,164
Specific ownership taxes	19,493	17,136	9,929	20,000	18,849	16,493
Interest income	69,463	5,000	97,950	100,000	5,000	5,000
Other income	<u>608</u>	<u>-</u>	<u>203</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>309,995</u>	<u>236,333</u>	<u>319,256</u>	<u>334,000</u>	<u>259,465</u>	<u>227,657</u>
Total funds available	<u>1,278,229</u>	<u>1,310,623</u>	<u>1,393,546</u>	<u>1,408,290</u>	<u>1,463,745</u>	<u>1,431,937</u>
Expenditures:						
District Management	21,410	20,000	12,776	21,000	22,000	22,000
Accounting and audit	6,468	8,000	3,330	8,000	9,000	9,000
Audit	4,400	5,000	-	5,000	6,500	6,500
Directors fees	1,000	2,000	900	2,000	2,000	2,000
Insurance	5,560	6,000	5,486	5,500	6,000	6,000
Legal	13,436	17,500	10,440	14,000	17,500	17,500
Election expense	4,108	10,000	2,221	2,300	-	-
Office expense	4,006	5,000	1,406	3,000	5,000	5,000
Repair and maintenance	243	5,000	-	-	5,000	5,000
Treasurer fees	3,308	3,213	3,168	3,210	3,534	3,092
Contingency	-	1,086,459	-	-	1,244,915	1,213,562
Transfer to debt service	140,000	140,000	140,000	140,000	140,000	140,000
Emergency reserve (3%)	<u>-</u>	<u>2,451</u>	<u>-</u>	<u>-</u>	<u>2,296</u>	<u>2,283</u>
Total expenditures	<u>203,939</u>	<u>1,310,623</u>	<u>179,727</u>	<u>204,010</u>	<u>1,463,745</u>	<u>1,431,937</u>
Ending fund balance	<u>\$ 1,074,290</u>	<u>\$ -</u>	<u>\$ 1,213,819</u>	<u>\$ 1,204,280</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed Value (000's)		<u>\$ 42,839.450</u>			<u>\$ 58,903.980</u>	<u>\$ 58,903.980</u>
Mill Levy		<u>5.000</u>			<u>4.000</u>	<u>3.500</u>

Castlewood Ranch Metropolitan District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>	Proposed Budget <u>2024</u>
Beginning fund balance	\$ <u>1,876,295</u>	\$ <u>2,078,252</u>	\$ <u>2,078,252</u>	\$ <u>2,078,252</u>	\$ <u>2,236,402</u>	\$ <u>2,236,402</u>
Revenues:						
Property taxes	1,543,020	1,499,381	1,478,221	1,499,000	2,061,639	1,531,503
Specific ownership taxes	136,450	119,950	69,504	140,000	164,931	122,520
Transfer from General Fund	140,000	140,000	140,000	140,000	140,000	140,000
Interest income	<u>778</u>	<u>1,000</u>	<u>121</u>	<u>500</u>	<u>1,000</u>	<u>1,000</u>
Total revenues	<u>1,820,248</u>	<u>1,760,331</u>	<u>1,687,846</u>	<u>1,779,500</u>	<u>2,367,570</u>	<u>1,795,023</u>
Total funds available	<u>3,696,543</u>	<u>3,838,583</u>	<u>3,766,098</u>	<u>3,857,752</u>	<u>4,603,972</u>	<u>4,031,425</u>
Expenditures:						
Bond principal - Series 2016	1,230,000	915,000	-	915,000	965,000	965,000
Bond interest - Series 2016	365,134	346,365	168,861	346,365	314,115	314,115
Early redemption	-	335,000	-	335,000	335,000	335,000
Paying agent fees	-	2,500	-	2,500	2,500	2,500
Treasurer fees	<u>23,157</u>	<u>22,491</u>	<u>22,175</u>	<u>22,485</u>	<u>30,925</u>	<u>22,973</u>
Total expenditures	<u>1,618,291</u>	<u>1,621,356</u>	<u>191,036</u>	<u>1,621,350</u>	<u>1,647,540</u>	<u>1,639,588</u>
Ending fund balance	<u>\$ 2,078,252</u>	<u>\$ 2,217,227</u>	<u>\$ 3,575,062</u>	<u>\$ 2,236,402</u>	<u>\$ 2,956,432</u>	<u>\$ 2,391,837</u>
Assessed Value (000's)		<u>\$ 42,839.450</u>			<u>\$ 58,903.980</u>	<u>\$ 58,903.980</u>
Mill Levy		<u>35.000</u>			<u>35.000</u>	<u>26.000</u>

Castlewood Ranch Metropolitan District
Proposed Budget
Capital Project Fund
For the Year ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>	Proposed Budget <u>2024</u>
Beginning fund balance	\$ 276,274	\$ 276,274	\$ 276,274	\$ 276,274	\$ 276,274	\$ 276,274
Revenues:						
Tap fees	-	5,000	-	-	5,000	5,000
Total revenues	-	5,000	-	-	5,000	5,000
Total funds available	<u>276,274</u>	<u>281,274</u>	<u>276,274</u>	<u>276,274</u>	<u>281,274</u>	<u>281,274</u>
Expenditures:						
Capital Outlay	-	281,274	-	-	281,274	281,274
Total expenditures	-	281,274	-	-	281,274	281,274
Ending fund balance	<u>\$ 276,274</u>	<u>\$ -</u>	<u>\$ 276,274</u>	<u>\$ 276,274</u>	<u>\$ -</u>	<u>\$ -</u>

**Castlewood Ranch Metropolitan District
Forecasted Sources and Uses of Cash
Debt Service Fund
For the Years Ended December 31, 2009 to 2034
Actual Assessed Value through 2021 1.5% inflation annually thereafter**

Collection Year	Assessed Value	Mill Levy	Property Taxes	SO Taxes	Transfer from Gen Fund	Refunding	Interest Income	Total Revenues	Principal	Potential Prepayment	Interest	Treasurer Fees	Paying Agent fees	Total Expenditures	Ending Funds
2008															1,248,486
2009	30,160,350	35.000	1,053,527	78,912			17,590	1,150,029	310,000		923,825	15,860	150	1,249,835	1,148,680
2010	30,356,650	35.000	1,063,387	72,472	5,000		6,237	1,147,096	335,000		911,425	15,951	-	1,262,376	1,033,400
2011	30,440,450	35.000	1,065,217	70,378			2,047	1,137,642	410,000		899,700	15,978	300	1,325,978	845,064
2012	25,238,930	40.000	1,001,885	77,354	530,000		257	1,609,496	450,000		884,600	15,028	150	1,349,778	1,104,782
2013	25,272,020	40.000	1,010,932	84,766	190,000		596	1,286,294	470,000		868,850	15,164	-	1,354,014	1,037,062
2014	25,019,205	40.000	999,843	89,790	140,000		488	1,230,121	510,000		852,400	14,998	300	1,377,698	889,485
2015	25,309,700	40.000	1,012,239	97,342	200,000		588	1,310,169	535,000		828,175	15,184	175	1,378,534	821,120
2016	32,356,280	35.000	1,132,474	104,191	140,000	(775,045)	1,686	603,306	660,000		524,896	16,987	150	1,202,033	222,393
2017	32,966,130	35.000	1,153,817	126,395	140,000		1,475	1,421,687	730,000		472,269	17,307	60	1,219,636	424,444
2018	36,359,050	35.000	1,272,567	89,080	140,000		6,367	1,508,013	770,000		453,435	19,089	300	1,242,824	689,634
2019	36,940,500	35.000	1,292,918	90,504	140,000		10,345	1,533,766	790,000		433,569	19,394	300	1,243,263	980,137
2020	42,263,000	35.000	1,479,205	118,336	140,000		14,702	1,752,243	835,000		413,187	22,188	300	1,270,675	1,461,705
2021	42,263,000	35.000	1,480,237	142,752	140,000		613	1,763,602	860,000	-	391,644	22,204	300	1,274,148	1,951,160
2022	44,086,240	35.000	1,543,018	130,000	140,000		1,000	1,814,018	895,000	335,000	369,456	23,145	300	1,622,901	2,142,277
2023	42,839,450	35.000	1,499,381	140,000	140,000		32,134	1,811,515	915,000	335,000	337,722	22,491	300	1,610,513	2,343,279
2024	58,903,980	26.000	1,531,503	107,205			35,149	1,673,858	965,000	335,000	305,472	22,973	300	1,628,745	2,388,392
2025	58,903,980	26.000	1,531,503	107,205			35,826	1,674,535	990,000	335,000	271,932	22,973	300	1,620,205	2,442,722
2026	60,671,099	26.000	1,577,449	110,421			36,641	1,724,511	1,040,000	335,000	237,747	23,662	300	1,636,709	2,530,524
2027	60,671,099	26.000	1,577,449	110,421			37,958	1,725,828	1,070,000	335,000	202,272	23,662	300	1,631,234	2,625,119
2028	62,491,232	26.000	1,624,772	113,734			39,377	1,777,883	1,120,000	335,000	166,023	24,372	300	1,645,695	2,757,307
2029	62,491,232	26.000	1,624,772	113,734			41,360	1,779,866	1,145,000	335,000	128,484	24,372	300	1,633,156	2,904,017
2030	64,365,969	11.000	708,026	49,562			43,560	801,148	1,195,000	335,000	90,300	10,620	300	1,631,220	2,073,944
2031	64,365,969	-	-	-			31,109	31,109	1,970,000		50,826	-	300	2,021,126	83,927
2032															
2033															
2034															
			28,236,120	2,224,555			397,104	32,267,734	18,970,000		11,018,209	423,599	5,485	33,432,293	

Inflation for Existing AV	-	1.50%
Spec Ownership tax as a % of Prop Tax		7.00%
Interest income rate		1.50%

**Castlewood Ranch Metropolitan District
Forecasted Sources and Uses of Cash
Debt Service Fund
For the Years Ended December 31, 2009 to 2034
Actual Assessed Value through 2021 1.5% inflation annually thereafter**

Collection Year	Assessed Value	Mill Levy	Property Taxes	SO Taxes	Transfer from Gen Fund	Refunding	Interest Income	Total Revenues	Principal	Potential Prepayment	Interest	Treasurer Fees	Paying Agent fees	Total Expenditures	Ending Funds
2008															1,248,486
2009	30,160,350	35.000	1,053,527	78,912			17,590	1,150,029	310,000		923,825	15,860	150	1,249,835	1,148,680
2010	30,356,650	35.000	1,063,387	72,472	5,000		6,237	1,147,096	335,000		911,425	15,951	-	1,262,376	1,033,400
2011	30,440,450	35.000	1,065,217	70,378			2,047	1,137,642	410,000		899,700	15,978	300	1,325,978	845,064
2012	25,238,930	40.000	1,001,885	77,354	530,000		257	1,609,496	450,000		884,600	15,028	150	1,349,778	1,104,782
2013	25,272,020	40.000	1,010,932	84,766	190,000		596	1,286,294	470,000		868,850	15,164	-	1,354,014	1,037,062
2014	25,019,205	40.000	999,843	89,790	140,000		488	1,230,121	510,000		852,400	14,998	300	1,377,698	889,485
2015	25,309,700	40.000	1,012,239	97,342	200,000		588	1,310,169	535,000		828,175	15,184	175	1,378,534	821,120
2016	32,356,280	35.000	1,132,474	104,191	140,000	(775,045)	1,686	603,306	660,000		524,896	16,987	150	1,202,033	222,393
2017	32,966,130	35.000	1,153,817	126,395	140,000		1,475	1,421,687	730,000		472,269	17,307	60	1,219,636	424,444
2018	36,359,050	35.000	1,272,567	89,080	140,000		6,367	1,508,013	770,000		453,435	19,089	300	1,242,824	689,634
2019	36,940,500	35.000	1,292,918	90,504	140,000		10,345	1,533,766	790,000		433,569	19,394	300	1,243,263	980,137
2020	42,263,000	35.000	1,479,205	118,336	140,000		14,702	1,752,243	835,000		413,187	22,188	300	1,270,675	1,461,705
2021	42,263,000	35.000	1,480,237	142,752	140,000		613	1,763,602	860,000	-	391,644	22,204	300	1,274,148	1,951,160
2022	44,086,240	35.000	1,543,018	130,000	140,000		1,000	1,814,018	895,000	335,000	369,456	23,145	300	1,622,901	2,142,277
2023	42,839,450	35.000	1,499,381	140,000	140,000		32,134	1,811,515	915,000	335,000	337,722	22,491	300	1,610,513	2,343,279
2024	58,903,980	35.000	2,061,639	144,315			35,149	2,241,103	965,000	335,000	305,472	30,925	300	1,636,697	2,947,686
2025	58,903,980	35.000	2,061,639	144,315			44,215	2,250,169	990,000	335,000	271,932	30,925	300	1,628,157	3,569,698
2026	60,671,099	35.000	2,123,488	148,644			53,545	2,325,678	1,040,000	335,000	237,747	31,852	300	1,644,899	4,250,477
2027	60,671,099	35.000	2,123,488	148,644			63,757	2,335,890	1,070,000	335,000	202,272	31,852	300	1,639,424	4,946,943
2028	62,491,232	25.000	1,562,281	109,360			74,204	1,745,845	6,100,000	335,000	166,023	23,434	300	6,624,757	68,030
2029	62,491,232	-	-	-			1,020	1,020	-	-	-	-	300	300	68,750
2030	64,365,969	-	-	-			1,031	1,031	-	-	-	-	300	300	69,482
2031	64,365,969	-	-	-			1,042	1,042	-	-	-	-	300	300	70,224
2032															
2033															
2034															
			27,993,183	2,207,549			370,090	31,980,777	19,640,000			10,748,599	419,955	5,485	33,159,039

Inflation for Existing AV	-	1.50%
Spec Ownership tax as a % of Prop Tax		7.00%
Interest income rate		1.50%

RESOLUTION NO. 2023 – 11 - _____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CASTLEWOOD RANCH METROPOLITAN DISTRICT
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Castlewood Ranch Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Castlewood Ranch Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Castlewood Ranch Metropolitan District for the 2024 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 9th day of NOVEMBER, 2023.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Castlewood Ranch Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Castlewood Ranch Metropolitan District held on November 9, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-11-██████
CASTLEWOOD RANCH METROPOLITAN DISTRICT
AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS

A. On November 12, 2013, Castlewood Ranch Metropolitan District (the “**District**”) adopted Resolution No. 2013-11-04 Regarding Colorado Open Records Act Requests, as amended (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Castlewood Ranch Metropolitan District, Town of Castle Rock, Douglas County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where prohibited or limited by law. Upon either receiving such payment or making arrangements to receive such payment at a later date, the Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(b) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(c) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AMENDING POLICY ON COLORADO OPEN
RECORDS ACT REQUESTS]**

RESOLUTION APPROVED AND ADOPTED ON November 9, 2023.

**CASTLEWOOD RANCH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

Castlewood Ranch Metropolitan District

Report on Wildland Fire Risks and Potential Mitigation efforts

(July 2022 Inspection)

Introduction

Wildland fires are increasing in size and severity in Colorado, and can occur in any month of the year. While traditionally thought to be a risk for those living in rural and forested areas, the reality is that wildland fires can be destructive in any area of the state, as the recent Marshall Fire in Boulder County demonstrated. The Marshall fire began on December 30, 2021 as a grass fire during a period of unusually high winds. Fed by those winds, the fire would eventually grow to more than 6,000 acres, and destroy more than 1,000 buildings in a few hours. The Marshall fire occurred in what is known as an urban interface area – an area combining large undeveloped tracts, and more dense areas of urban development. The Castlewood Ranch Metropolitan District community is also located in an urban interface area and in many ways is not all that dissimilar in land use, vegetations and topography to the areas impacted by the Marshall Fire.

As requested by the Board of the Castlewood Ranch Metropolitan District, I have prepared this report providing an overview of observations made during a site visit on July 21, 2022. All photographs included were taken during the inspection.

While this report addresses the status and suggested remediation that could occur on District-owned tracts, it is important to note that vitally important wildland fire mitigation work can be done by residents to help protect their own homes. Wherever possible, residents should create a 30-foot zone of defensible space between their homes or outbuildings and all shrubs and trees. This perimeter should also be kept clear of firewood, gas grills, dead growth, debris, etc. Trees should have lower branches removed to a height of at least 15-feet to reduce the “ladder” that allows fire to travel from the ground where it is more easily fought, to the tree canopy where it is much more difficult to fight. There should also be at least 15-feet of distance between the tree crowns. With the proper conditions, wildland fires can send embers that are sufficient to start spot fires more than a mile in front of the head of the fire. Decks should be kept free from combustible and flammable materials and areas underneath decks should be kept clear of debris. Dead plant material should be removed from yards. Gutters should have leaves and needles removed regularly. These simple steps would be invaluable in assisting fire crews by providing them with safe and defensible spaces.

When evaluating risks from wildland fire, there are numerous factors that need to be considered. Some of these risks are temporary conditions, some are permanent conditions, and some can be both. It may be possible to address some temporary conditions. For example, brush that can be cleared every few years to create breaks would be an example of a temporary condition. Some temporary conditions are not addressable. Warmer and wetter springs can grow grasses taller, only to have higher and hotter summers dry those grasses and create higher fuel loads. An example of a permanent condition would be slope angles and draws which both provide uphill opportunities for fire to spread more rapidly and burn hotter.

The District has discussed options for mitigation, including the use of goats. Goats present a very viable option in several of the District’s tracts due to the types of growth, topography and size of the tracts. Goats are able to eat fuels and lower tree limbs up to eight-feet high, helping to prevent the risk of laddering.

Inspection Tracts

Tract A on South side of Mikelson between Millbridge Ave and Turnstone Place, and tracts B C and D along Mikelson

The largest portion of these tracts is surrounded on three sides by backyards, and on the fourth side by Mikelson Boulevard. This is a field of native plant material with some small areas of green shrubs, as shown in the photos below, and is surrounded by backyard fences. Fire department access is good. There is minimal to moderate risk as a result of the grasses growing right up to the wooden fences. This risk could be mitigated by mowing a 50-inch swath along the fence to keep the grasses from getting too tall. It is important to note that native grasses must be allowed to reseed naturally. Mowing prior to the grasses going to seed could result in the unintended consequence of noxious weeds being able to establish, something that proper maintenance of native areas will prevent. This area should be monitored for fuel load growth based upon weather.





(Tracts B. C. D)

The smaller tracts included in this area are predominantly tree lawn or small sections of irrigated and non-irrigated grass. These smaller areas appeared to be mowed by the HOA. Though there are tree limbs less than 15 feet from the ground in the area with drier grass, the lack of ladder fuels and the shortness and relative moisture of the mowed grass should reduce the risk of fire climbing to the canopy of the trees, and the trees are generally spaced far enough that the risk of candling fire from one tree to the next is not great. This area should present minimal risk.





Tract B on Mikelson Boulevard, bordering on the far south-southeast of the Mitchell Gulch Park

This tract is mostly native grasses, with some dense green growth in the water detention areas. The largest portion of these tracts is surrounded by backyards, and borders Mikelson Boulevard on one side. Fire department access is good. This is a field of native plant material with some small areas of green shrubs, as shown in the photos below, and is surrounded by backyard fences. There is minimal to moderate risk as a result of the grasses growing right up to the wooden fences. This risk could be mitigated by mowing a 50-inch swath along the fence to keep the grasses from getting too tall. It is important to note that native grasses must be allowed to reseed naturally. Mowing prior to the grasses going to seed could result in the unintended consequence of noxious weeds being able to establish, something that proper maintenance of native areas will prevent. This area should be monitored for growth in fuel load based upon weather conditions.







Tract H Detention Pond on the south side of Mitchell Street between Ardmore Street and Stockwell Street

This tract is comprised of a detention pond, and is fenced. Vegetation was low-growth native grasses, with the area nearest the outfall holding water. The outfall area was densely vegetated and included trees and shrubs. This area should be cleaned as part of the detention pond maintenance. The tract does not border any homes, and fire risk would be minimal to moderate as is, and would be reduced to minimal with proper maintenance of the pond.







Tract M East of the homes along Sheldon Avenue

This tract is bordered by homes on larger lots, and a large open space area. Vegetation is primarily dry native grasses, low shrubs and trees. Fire department access is reasonable. The homes are sited on the uphill side of the tract. Fire department access appears reasonable. Fire risk would be moderate to elevated based upon the topography and vegetation. There were homes with shrubs growing right up to the fence. This would be an area where community outreach to educate residents on the risks of the urban interface area might be helpful. Clearing a minimum 50-inch swath along the back fences of these properties would be advisable. Conditions in this tract should be monitored for changes in fuel load based upon weather.





Tract O behind the homes on Weaver Circle and Upton Court.

This tract is a larger open space tract, with native grasses, shrubs and trees. Fire department access is believed to be reasonable. There are some efforts that can be made to clear trees and shrubs from near properties, and a 50-inch mowed band could be helpful here too. Grasses were not observed to be very tall, but were dry. Risk would be considered moderate to elevated, depending upon the growth of fuels. Conditions in this tract should be monitored for changes as a result of weather conditions.



Tract J Detention pond and trail parallel to the cul-de-sacs off of Mitchell Street

Unfortunately, the photos that were taken during the inspection were not able to be transferred into this report.

This tract is comprised mainly of native grasses, with a few trees and shrubs, and borders a larger area of open space. This tract includes a pedestrian-created trail. There are homes backing to the tract. While the growth in grasses were observed to be low, it is conceivable that in a wetter year, grasses could grow taller. Fire department access is believed to be very reasonable. Mowing a 50-inch band and clearing brush near backyard fences could be helpful.

(NO PHOTOS AVAILABLE)

Tract C below (east) Eastview Drive and up to Lost Canyon Ranch Road

This is the largest tract in the District, and has a larger number of shrubs and trees than the other tracts. This area has reasonable fire department access. There are a number of concerns with wildland fire risk in this tract. There are large electric transmission lines. The area below Eastview has steeper slopes, that are heavily vegetated with oaks. The southern portion of the tract is heavily treed, and dense with ladder fuels. Some conditions are addressable, like the reduction of fuel loads, but others are not, like the transmission lines, slopes and draws. The risk presented in this tract is believed to be elevated, and this should be a priority for mitigation efforts.















Conclusion

The Castlewood Ranch Metropolitan District tracts present varying levels of risk for wildland fire. While there are risks that are not mitigable on some of these tracts, there are reasonable efforts that can be made to reduce fuel loads, clear ladder fuels and create breaks. The District may consider partnering with the Home Owners Association on a series of public outreach efforts, particularly focusing on those residents that border larger or riskier tracts. The District may also work with the Home Owners Association on more direct efforts at mitigation like mowing and fuel reduction, whether that is via mechanical (mowing) or natural (grazing) means.



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.