

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817

Wednesday, January 12, 2022 – 10:00 a.m.

Brian Bahr, President - Term to May 2022
Bruce Peele, Secretary/ Treasurer - Term May 2022
Richard Vorwaller - Term to May 2022
Patrick Jarrett - Term to May 2023
Jennifer Herzberg - Term to May 2023

**** Please join the meeting from your computer, tablet or smartphone****

<https://global.gotomeeting.com/join/622480501>

You can also dial in using your phone.

United States: +1 (646) 749-3129

Access Code: 622-480-501

Public invited to attend

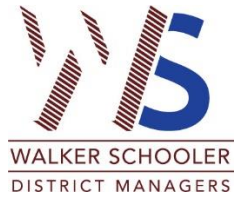
AGENDA

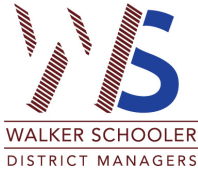
1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Regular Business Items (These items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be heard immediately)
 - a. Approval of Board Meeting Minutes from the November 10, 2021 Meeting (attached)
 - b. Approval of Payables for the Period ending January 12, 2022 (enclosed)

• General Fund –	\$	23,448.52
• Bond Fund –	\$	<u> -</u>
• TOTAL –	\$	23,448.52
 - c. Acceptance of Unaudited Financial Statements as of December 31, 2021 and the schedule of cash position updated as of December 31, 2021 (enclosed)
5. Presentation for Splash Pad and Clubhouse amenities – Jim Byers presentation

6. Market Update/Construction/Operations
7. Legal Matters
 - a. Service Plan Amendment Update
8. Financial Matters
 - a. Bond Update
9. District Management Matters
 - a. Manager's Report
 - i. Change in Pool Shade proposal
 - b. Billing / Collections Review
 - c. Recreation Center Operations
 - d. Filing 6 turnover
10. VCC Matters
 - a. Fence height restriction discussion
 - b. Violation Highlights:
 - i. 0 Violations have been issued to date of 2022
 - ii. 2 Violations remain open, receiving fines
 - c. Architectural Submission Highlights:
 - i. 176 Architectural Submissions reviewed in 2021
 - ii. 1 in progress for 2022
11. Public Comment
(Limited to 3 minutes and only for items not on the agenda)
11. Other Business:

Next Regular Meeting Date – February 9, 2022 at 10:00 AM
12. Adjourn





VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
11007 Hidden Prairie Pkwy.
Fountain, CO 80817
Wednesday, November 10, 2021 – 10:00 a.m.

Brian Bahr, President - Term to May 2022
Bruce Peele, Secretary/ Treasurer - Term May 2022
Richard Vorwaller - Term to May 2022
Patrick Jarrett - Term to May 2023
Jennifer Herzberg - Term to May 2023

MINUTES

1. Call to Order: President Bahr called the meeting to order at 10:03 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Hardekopf confirmed a quorum was present with Director Vorwaller excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl

Directors in attendance were:

Brian Bahr
Richard Vorwaller (Excused)
Patrick Jarrett
Jennifer Herzberg
Bruce Peele

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers
Kevin Walker, Walker Schooler District Managers
Sue Gonzales, Walker Schooler District Managers
Eric Farrar, VCC Board Member

3. Approval of Agenda: Director Peele moved to approve the Agenda as presented; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the October 13, 2021 Meeting
 - b. Approval of Payables for the Period ending November 10, 2021
 - i. General Fund – \$ 33,347.29
 - ii. Bond Fund – \$ -
 - iii. **TOTAL – \$ 33,347.29**
 - c. Acceptance of Unaudited Financial Statements as of October 31, 2021 and the schedule of cash position updated as of October 31, 2021

Director Herzberg moved to approve the Regular Business Items as presented; seconded by Director Peele. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported they are still in the development process for Ventana South with paving on the first 60 lots anticipated for early December.
6. Legal Matters
 - a. Review and consider adoption of the Election Resolution for 2022 Regular District Election: Ms. Hardekopf presented the Election Resolution for 2022 Regular District Election. She noted it declares Mr. Susemihl as the DEO and sets forth the election process pursuant to new state legislature. Director Herzberg moved to adopt the Election Resolution for 2022 Regular District Election; seconded by Director Jarrett. Motion passed unanimously.
 - b. Service Plan Amendment Update: Mr. Walker reported the Service Plan Amendment was resubmitted based on discussions last month with the Board and community. Mr. Walker anticipates the Amendment should be discussed at the City Council meeting in early January. Once approved, the bond process will move forward with closing anticipated for the end of February 2022.
7. Financial Matters
 - a. Public Hearing to consider approval of Resolution approving the 2022 Budget: Director Herzberg moved to open the Public Hearing; seconded by Director Peele. Motion passed unanimously. After no public comment, President Bahr closed the public hearing, moved to adopt the Resolution approving the 2022 Budget; seconded by Director Herzberg. Motion passed unanimously.
8. District Management Matters
 - a. Manager's Report: Ms. Hardekopf presented the Manager's Report.
 - b. Review and approval for Capital items of Proposals
 - i. Addition of cameras at Recreation Center: Ms. Hardekopf presented the proposals for cameras at Recreation Center. The first proposal is \$10,000 for replacement of the existing system. The second proposal from Data Voice for updating the system is \$4,174.61. The Board approved the Data Voice proposal for \$4,174.16.
 - c. Billing: Ms. Hardekopf presented the billing update.
 - ii. October 6, 2021 bills were sent for 4th QRT
 - iii. 7 liens in place to date
 - iv. 168 Reminder Letters sent on 11/2/2021
 - v. Collection Letters will be sent on 12/2/2021
9. VCC Matters: Ms. Hardekopf reported on VCC matters.
 - a. 557 Violations have been issued to date.
 - b. 47 Violations remain open, receiving fines.
 - c. 170 Architectural Submissions reviewed to date.
10. Public Comment and Public Sign-In Attendance Sheet: There was no public comment.
11. Other Business:

Next Regular Meeting Date – December 8, 2021 at 10:00 AM

12. Adjourn: President Bahr moved to adjourn at 10:16 AM; seconded by Director Herzberg. Motion passed unanimously.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 10, 2021
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF
DIRECTORS SIGNING BELOW:

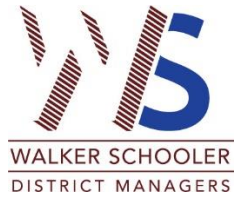
Brian Bahr, President

Bruce Peele, Secretary/ Treasurer

Rich Vorwaller, Director

Patrick Jarrett, Director

Jennifer Herzberg, Director



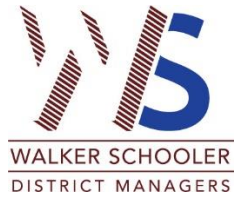
Ventana Metropolitan District
PAYMENT REQUEST
1/5/2022
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Black Hills Energy	5322274450	1/3/2022	285.78		\$ 285.78	
City of Fountain Utilities	10005472-02	12/17/2021	587.52		\$ 587.52	Auto Pay - Rec
City of Fountain Utilities	10005630-03	12/17/2021	136.08		\$ 136.08	Auto Pay - Park
City of Fountain Utilities	10005686-02	12/17/2021	51.23		\$ 51.23	Auto Pay - Tract
City of Fountain Utilities	10006794-01	12/17/2021	51.23		\$ 51.23	Auto Pay - Tract
City of Fountain Utilities	10006795-00	12/17/2021	23.95		\$ 23.95	Auto Pay - Tract
Colorado Interactive, LLC	11172510	6/30/2021	200.00		\$ 200.00	
Colorado Interactive, LLC	12744614	9/30/2021	200.00		\$ 200.00	
Colorado Interactive, LLC	12838874	11/30/2021	200.00		\$ 200.00	
Colorado Interactive, LLC	12885690	12/31/2021	200.00		\$ 200.00	
Comcast	849790010058248	1/2/2022	562.76		\$ 562.76	
Facility Solutions Group, Inc	2634778	12/30/2021	4,937.32		\$ 4,937.32	
Mailing Services Inc	16013	12/7/2021	169.01		\$ 169.01	
Signal 88, LLC	3530694	1/1/2022	993.57		\$ 993.57	
Susemihl, McDermott & Downie, P.C	34029	12/31/2021	3,583.06		\$ 3,583.06	
Walker Schooler District Managers	6968	12/31/2021	4,540.80		\$ 4,540.80	
Waste Connections of CO	4086289	12/15/2021	5,313.27		\$ 5,313.27	Auto Pay
Waste Connections of CO	4086295	12/15/2021	54.00		\$ 54.00	Auto Pay
We Make It Shine	21-12	1/9/2022	1,358.94		\$ 1,358.94	
TOTAL			\$ 23,448.52	\$ -	\$ 23,448.52	

TOTAL FOR ALL FUNDS

\$ 23,448.52

_____, Director



Ventana Metropolitan District

Balance Sheet

01/10/22

As of December 31, 2021

Accrual Basis

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1110 · Kirkpatrick Bank	762,044.98
Total Checking/Savings	762,044.98
Accounts Receivable	
1-1230 · Property Taxes Receivable	1.68
Total Accounts Receivable	1.68
Other Current Assets	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	617.99
Total Other Current Assets	33,359.58
Total Current Assets	795,406.24
Fixed Assets	
Property and Equipment	
Community Improvements	441,980.56
Total Property and Equipment	441,980.56
1590 · Construction in Progress	
Engineering	435.00
OPRIC	738,692.00
Rivers Ventana LLC	3,972,866.28
Total 1590 · Construction in Progress	4,711,993.28
Total Fixed Assets	5,153,973.84
TOTAL ASSETS	5,949,380.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	17,468.27
Total Accounts Payable	17,468.27
Other Current Liabilities	
2022 · Deferred Property Tax Revenue	1.68
2030 · Interest Payable	704,143.81
Total Other Current Liabilities	704,145.49
Total Current Liabilities	721,613.76
Long Term Liabilities	
Accrued Interest OPRIC	766,739.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
Total Long Term Liabilities	5,969,831.19
Total Liabilities	6,691,444.95
Equity	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-930,885.19
Net Income	164,521.80
Total Equity	-742,064.87
TOTAL LIABILITIES & EQUITY	5,949,380.08

Ventana Metropolitan District Profit & Loss Budget vs. Actual January through December 2021

	TOTAL				
	Dec 21	Jan - Dec 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advances	0.00	0.00	98,000.00	-98,000.00	0.0%
Treasurer Taxes					
1-1400 · Current - O&M	0.00	78,723.41	78,722.61	0.80	100.0%
1-1500 · Specific Ownership - O&M	740.08	8,515.26	5,510.58	3,004.68	154.53%
1-1520 · Delinquent Int - O&M	0.00	36.92			
2-1000 · Current- Debt	0.00	286,819.94	286,822.70	-2.76	100.0%
2-1200 · Specific Ownership - Debt	2,696.39	31,024.35	20,077.59	10,946.76	154.52%
2-1220 · Delinquent Int - Debt	0.00	134.51			
Total Treasurer Taxes	3,436.47	405,254.39	391,133.48	14,120.91	103.61%
1-1000 · Late Fee	275.50	2,934.63	500.00	2,434.63	586.93%
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	-23,334.49	147,463.53	160,000.00	-12,536.47	92.17%
1-1100 · Recreation Center Dues - Other	26,956.04	0.00			
Total 1-1100 · Recreation Center Dues	3,621.55	147,463.53	160,000.00	-12,536.47	92.17%
1-1200 · Trash Service	3,006.81	61,399.93	68,400.00	-7,000.07	89.77%
1-1300 · Rental Security Deposit	0.00	3,885.00			
1-1600 · Park Fee Advance	0.00	3,007.95			
1-180 · Covenant Violation Fine	152.00	2,385.09	500.00	1,885.09	477.02%
3-1300 · Park Permit Fee	0.00	1,824.00	72,360.00	-70,536.00	2.52%
Total Income	10,492.33	628,154.52	790,893.48	-162,738.96	79.42%
	10,492.33	628,154.52	790,893.48	-162,738.96	79.42%
Expense					
Treasurer's Fee					
1-1450 · O&M-Treasurer's Collection Fee	0.00	1,181.39	1,180.84	0.55	100.05%
2-1050 · Debt-Treasurer's Collection Fee	0.00	4,304.32			
Total Treasurer's Fee	0.00	5,485.71	1,180.84	4,304.87	464.56%
1-1700 · Audit	0.00	8,400.00	8,300.00	100.00	101.21%
1-1705 · Bank Fees	0.00	0.00	50.00	-50.00	0.0%
1-1900 · Copies & Postage	169.01	4,292.99			
1-2000 · Recreation Center					
1-2300 · Utilities	1,397.20	30,374.65	35,000.00	-4,625.35	86.79%
1-2301 · Management/ Operations	0.00	0.00	5,000.00	-5,000.00	0.0%
1-2302 · Cleaning Service	1,571.85	17,253.15	16,800.00	453.15	102.7%
1-2305 · Security	993.57	12,364.89	12,000.00	364.89	103.04%
1-2306 · Maintenance/ Repairs	0.00	1,355.00			
1-2310 · Supplies	0.00	1,123.25	4,000.00	-2,876.75	28.08%
Total 1-2000 · Recreation Center	3,962.62	62,470.94	72,800.00	-10,329.06	85.81%
1-2001 · Pool Expense					
1-2010 · Season Start Up/ Finish	0.00	1,500.00	7,500.00	-6,000.00	20.0%
1-2020 · Chemicals	0.00	3,681.85	8,000.00	-4,318.15	46.02%
1-2030 · Summer Operations	0.00	6,525.00	15,000.00	-8,475.00	43.5%
1-2040 · Water	0.00	165.00	250.00	-85.00	66.0%

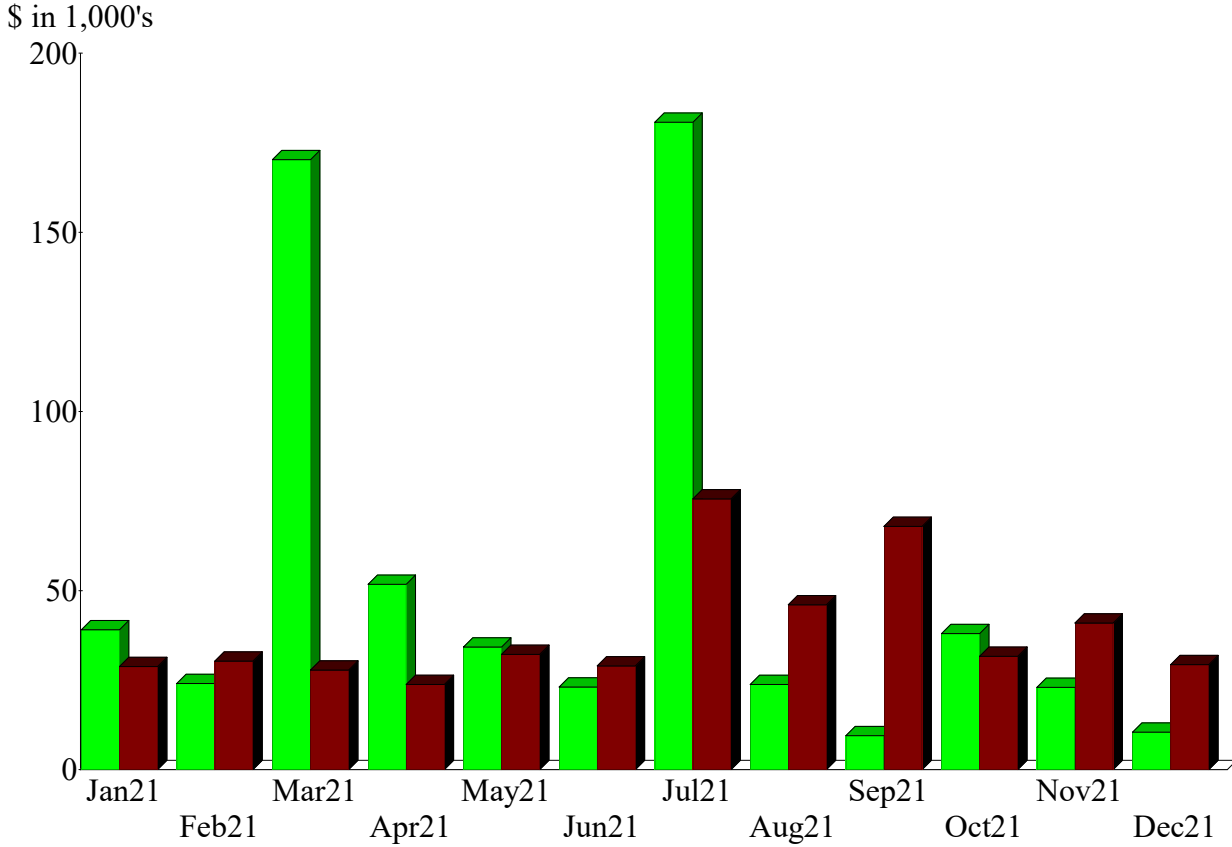
Ventana Metropolitan District

Profit & Loss Budget vs. Actual

January through December 2021

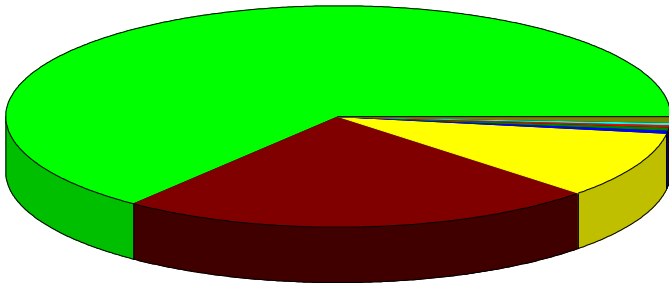
	TOTAL				
	Dec 21	Jan - Dec 21	Budget	\$ Over Budget	% of Budget
1-2050 · Repair/ Maintenance	0.00	830.00	5,000.00	-4,170.00	16.6%
Total 1-2001 · Pool Expense	0.00	12,701.85	35,750.00	-23,048.15	35.53%
1-6160 · Dues and Subscriptions	0.00	725.05	1,000.00	-274.95	72.51%
1-6180 · Insurance	0.00	14,434.00	12,500.00	1,934.00	115.47%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	6,100.00	85,462.89	75,000.00	10,462.89	113.95%
1-6210 · Utilities	297.49	68,040.76	60,000.00	8,040.76	113.4%
Total 1-6200 · Park/ Landscape	6,397.49	153,503.65	135,000.00	18,503.65	113.71%
1-6490 · Office Supplies	0.00	4,805.48	3,000.00	1,805.48	160.18%
1-6610 · Postage and Delivery	40.80	488.50			
1-6620 · Rental Security Deposit Refund	1,000.00	5,000.00			
2-6000 · Capital Improvements	4,937.32	18,280.82			
2-6075 · Bond Expense					
2-6079 · Formation	0.00	1,920.50			
2-6080 · Legal	3,583.06	17,699.33			
Total 2-6075 · Bond Expense	3,583.06	19,619.83			
2-6200 · Interest Expense	0.00	0.00	225,000.00	-225,000.00	0.0%
3-1400 · Construction	0.00	0.00	750,000.00	-750,000.00	0.0%
6560 · Payroll Expenses	-346.30	32,165.56			
6570 · Professional Fees					
1-2500 · Trash Service	5,144.00	55,192.44	50,000.00	5,192.44	110.39%
1-2701 · District Management	2,250.00	27,000.00	27,000.00	0.00	100.0%
1-2705 · VCC - Covenant Enforcement	2,250.00	27,000.00	27,000.00	0.00	100.0%
1-6572 · Legal Fees	0.00	11,422.18	10,000.00	1,422.18	114.22%
1-6573 · Engineering O&M	0.00	0.00	500.00	-500.00	0.0%
3-1500 · Construction Management					
3-1502 · Project	0.00	0.00	50,000.00	-50,000.00	0.0%
Total 3-1500 · Construction Management	0.00	0.00	50,000.00	-50,000.00	0.0%
3-2702 · Engineering	0.00	0.00	200,000.00	-200,000.00	0.0%
Total 6570 · Professional Fees	9,644.00	120,614.62	364,500.00	-243,885.38	33.09%
Total Expense	29,388.00	462,989.00	1,609,080.84	-1,146,091.84	28.77%
Net Ordinary Income	-18,895.67	165,165.52	-818,187.36	983,352.88	-20.19%
Other Income/Expense					
Other Expense					
8010 · Other Expenses	0.00	643.72	10,000.00	-9,356.28	6.44%
Total Other Expense	0.00	643.72	10,000.00	-9,356.28	6.44%
Net Other Income	0.00	-643.72	-10,000.00	9,356.28	6.44%
Net Income	-18,895.67	164,521.80	-828,187.36	992,709.16	-19.87%

Income and Expense by Month
January through December 2021



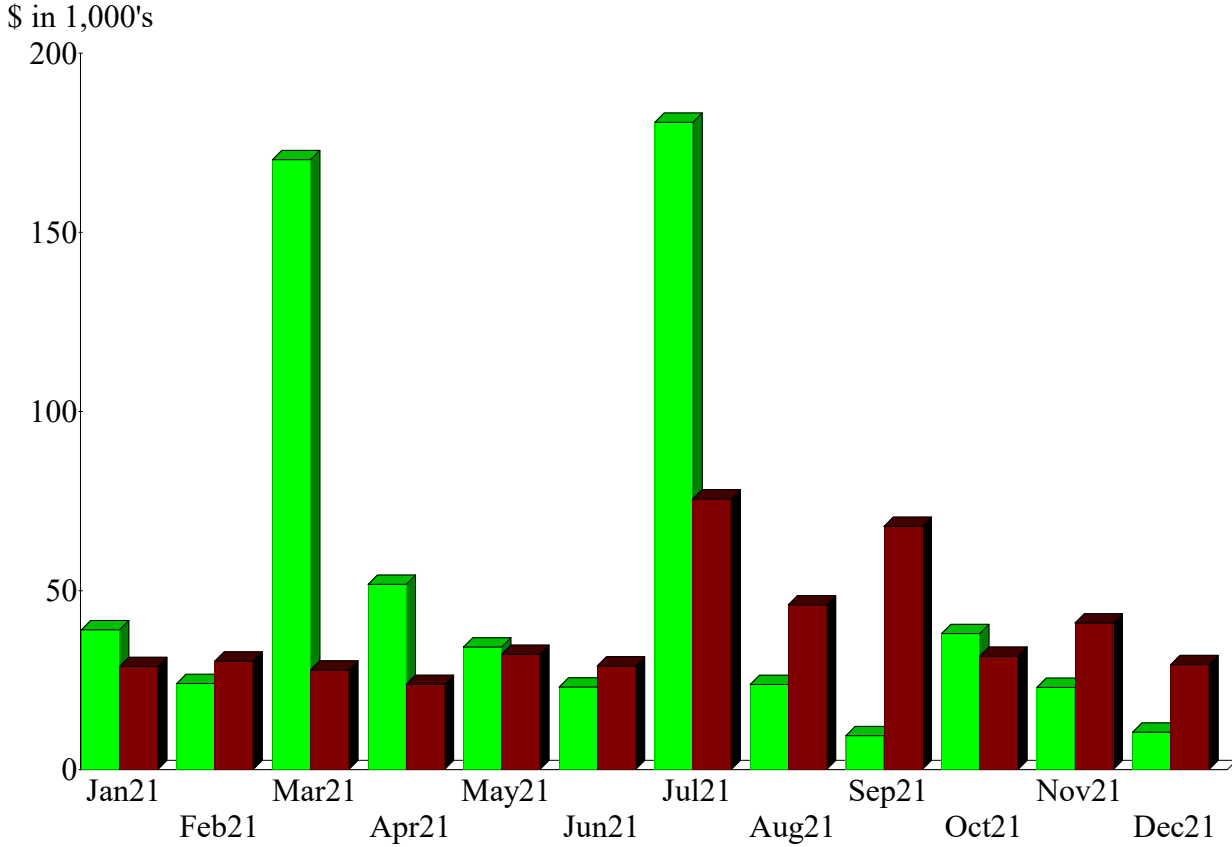
Income Summary
January through December 2021

Treasurer Taxes	64.52%
1-1100 · Recreation Center Dues	23.48
1-1200 · Trash Service	9.77
1-1300 · Rental Security Deposit	0.62
1-1600 · Park Fee Advance	0.48
1-1000 · Late Fee	0.47
1-180 · Covenant Violation Fine	0.38
3-1300 · Park Permit Fee	0.29
Total	\$628,154.52



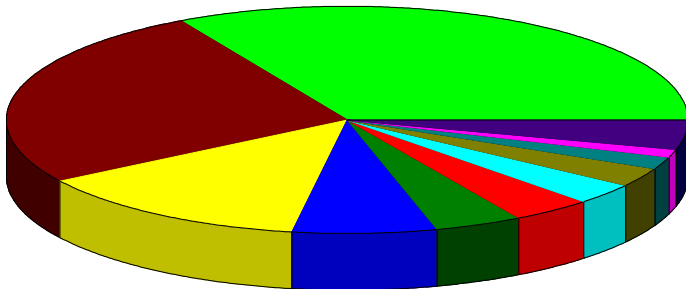
By Account

Income and Expense by Month
January through December 2021

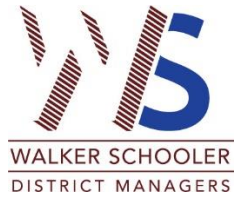


Expense Summary
January through December 2021

1-6200 · Park/ Landscape	33.11%
6570 · Professional Fees	26.02
1-2000 · Recreation Center	13.47
6560 · Payroll Expenses	6.94
2-6075 · Bond Expense	4.23
2-6000 · Capital Improvements	3.94
1-6180 · Insurance	3.11
1-2001 · Pool Expense	2.74
1-1700 · Audit	1.81
Treasurer's Fee	1.18
Other	3.44
Total	\$463,632.72



By Account



CHALLENGER

 HOMES 

Ventana South
AMENITIES PLAN



Kimley»Horn

20 YEARS CHALLENGER HOMES

VENTANA SPLASH PAD PLAN



VENTANA SOUTH PARK PLAN

AMENITIES



A



HALF COURT BASKETBALL

B



OUTDOOR DOG WASH STATION

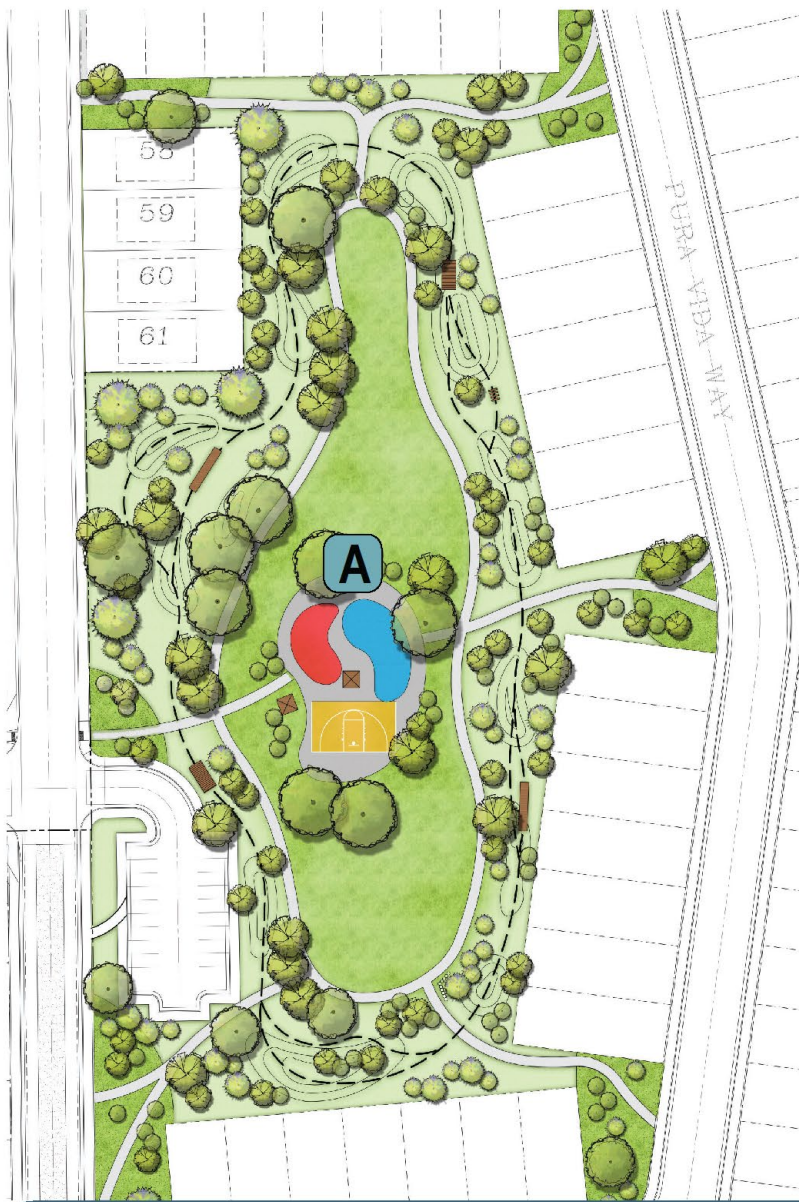
C



GAZEBO OPTIONS

*IMAGES ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REFLECT ACTUAL DESIGN

PLAYGROUND PAD AREAS



PLAYPAD OPTIONS

A



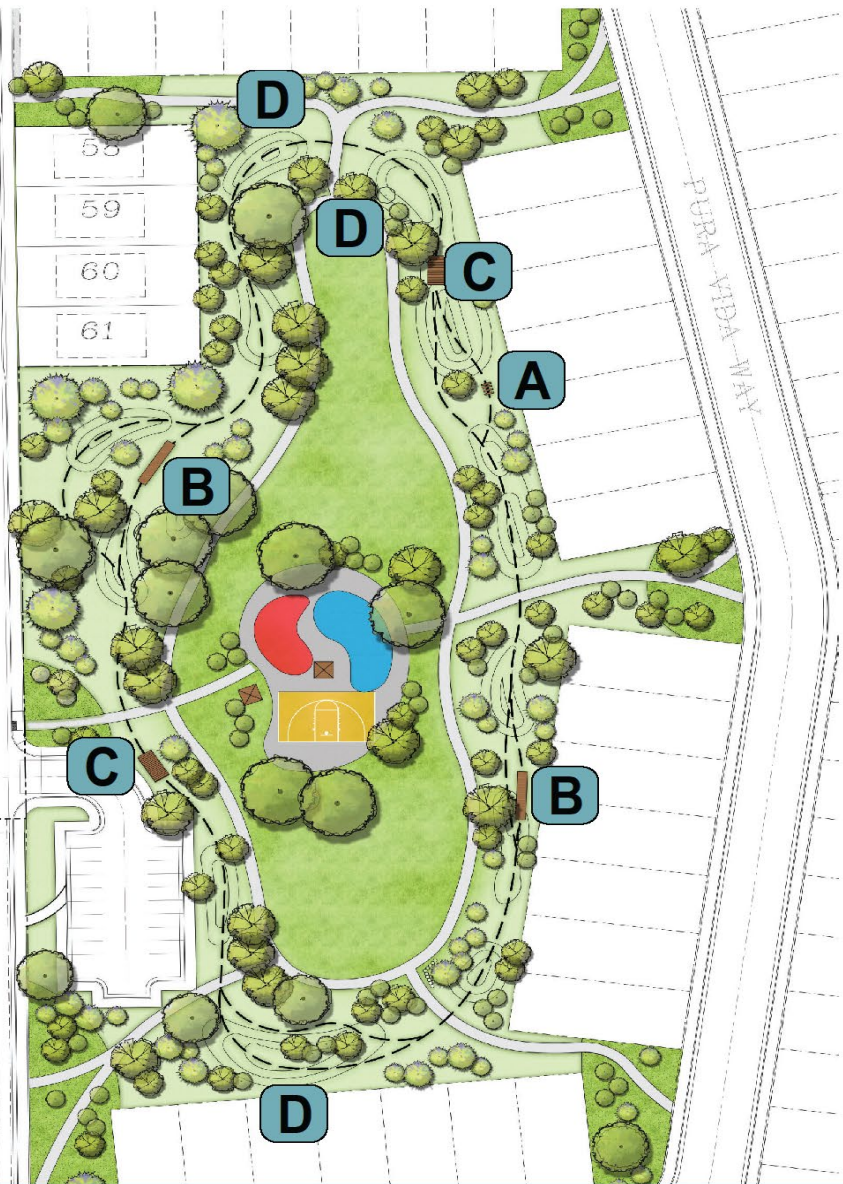
**IMAGES ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REFLECT ACTUAL DESIGN*

VENTANA SOUTH
AUGUST 2021

 **CHALLENGER**
HOMES Making Life Better

Kimley»Horn
Expect More. Experience Better.

JUNIOR NEIGHBORHOOD BIKE COURSE



A



B



C



D

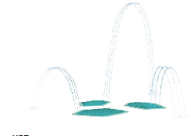


*IMAGES ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REFLECT ACTUAL DESIGN

EXAMPLE SPLASH PAD & "WATER JOURNEY" ELEMENTS



LABYRINTH



HOP



TURF MOUNDS



TIDE POOL



ALTO



VORTEX SPLASH PAD EXAMPLE WITH BOULDERS



TWINSPLASH



TUBE CANNON



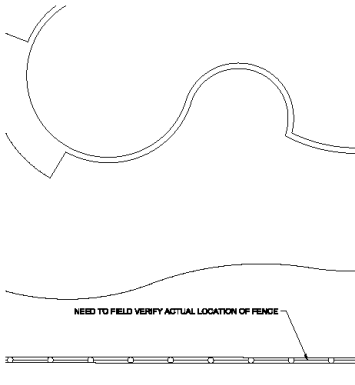
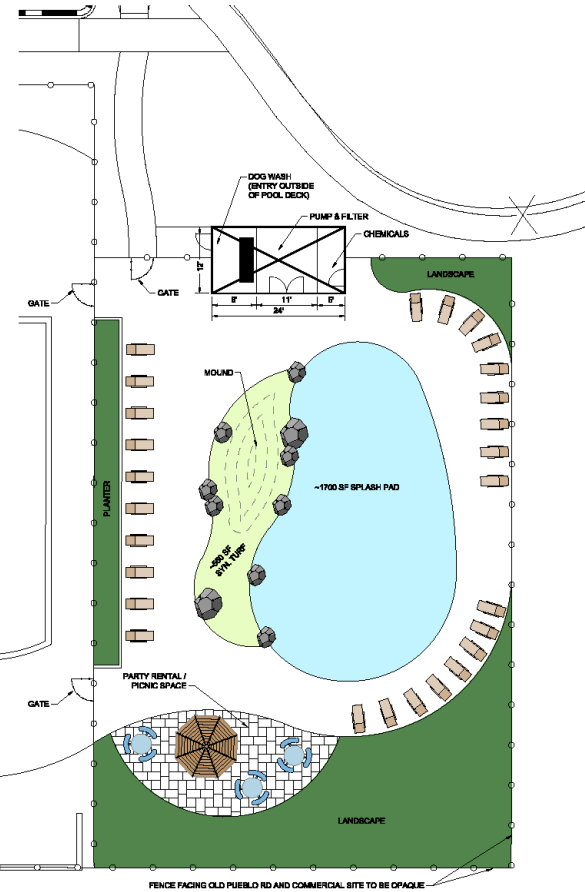
HELIO



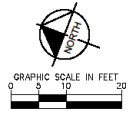
LUNA

NOTES:

- HEAVY WINDS ON SITE. SPLASH PAD SHOULD CONSIST MOSTLY OF GROUND-LEVEL PLAY AND SHORTER ELEMENTS.
- MAYBE ONE TALLER ELEMENT - BUCKET STYLE DROP LIKE "TWINSPLASH" IS OKAY, LESS WIND IMPACT THAN THINNER STREAMS.
- PREFERENCE TOWARDS ELEMENTS THAT INVOLVE HANDS-ON INTERACTION, I.E. "HELIO", "LUNA", CANNONS, ETC.
- "WATER JOURNEY" ELEMENTS, I.E. "LABYRINTH", ENCOURAGED.
- WATER-CONSERVATION IS STRONGLY ENCOURAGED.
- "PLAYSTART ACTIVATORS" AND OTHER ELEMENTS WHERE WATER FLOW MUST BE INITIATED ARE PREFERABLE.



NEED TO FIELD VERIFY ACTUAL LOCATION OF FENCE



VENTANA CLUBHOUSE EXPANSION
11/25/2020

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 N NEVADA AVE., SUITE 300, COLORADO SPRINGS, 80903
PHONE: 719-533-0180

W:\Projects\17_2020_03_3020_02_CUBHOUSE\Working\Clubhouse_Expansion_Layout_14.dwg



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette Nature 4.



Ventana Splashpad-Fountain, ON
Version A - 35790

Splashpad®
View 1



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette Nature 4.



Ventana Splashpad-Fountain, ON
Version A - 35790

Splashpad®
View 3



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette Nature 4.



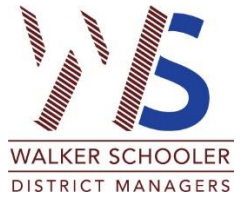
Ventana Splashpad-Fountain, ON
Version A - 35790

Splashpad®
View 2

CHALLENGER

 HOMES 

Comments / Questions





Go Play, Inc
 Jennifer and David VanWormer
 9916 County Road 48 1/2
 Milliken, CO 80543

**Pool
 Cantilever shade
 Change Order**

Customer			
Name	Ventana Metro District - c/o Walker Schooler District Mng.		
Address	614 N. Tejon Street		
City	Colorado Springs	State	CO ZIP 80903
Phone	(719)447-1777 ext. 103 (Rebecca Hardekopf)		

Misc	
Date	12/3/2021
Order No.	SRPSSQ22C
Rep	JVW
FOB	

Qty	Description	Unit Price	TOTAL
2	EQUIPMENT DESCRIPTION: Superior Shade 20' x 20' square, single-post cantilever shade umbrella, 8' eave height, 6" sub-surface mount. ICED COFFEE frame and CEDAR fabric		
2	CHANGE ORDER - ADD-ON OVER-SIZED FOOTING INSTALLATION: Installation of extra large footing piers per manufacturer's sealed engineered drawings for 20' cantilever umbrellas above. As noted on approved proposal SRPSSQ22, standard size footings included in proposal pricing are not to exceed 3' diameter x 3' depth. Site specific sealed engineered drawings will require 3' diameter x 8' deep piers. (see engineered drawings attached). Installation location: <u>Ventana Pool, 11007 Hidden Prairie Parkway Fountain, CO 80817</u> NOTES: Signature below indicates approval of change order for over-sized footing installation to be added to final invoice upon completion of project. No permits, licenses or associated fees are included.	\$500.00	\$ 1,000.00

Approved change order required to proceed with installation.

SubTotal	\$ 1,000.00
Freight	N/A
Tax Rate(s)	2.90% exempt
Total Add-On	\$ 1,000.00

Date _____

Tax Rate(s)

Authorizing Signature _____

Tax exempt # - 98-18335

Office Use Only

	<p>CONTACT- Go Play Phone (970) 587-5963 Go Play Email jennifer@goplayplaygrounds.com</p>	
--	--	--

Thank you for your consideration! Quoted pricing is valid for 30 days.