

VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
Monday, July 17, 2023 – 6:00 p.m.
 11007 Hidden Prairie Parkway
 Fountain, CO 80817

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

<https://video.cloudoffice.avaya.com/join/728897121>

You can also dial in using your phone.

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Access Code: 728897121

Board of Director	Title	Term
Eric Farrar	President	May 2025
Christina Sparks	Vice President	May 2025
Michael Laurencelle	Treasurer/ Secretary	May 2025
Mick Schuhmacher	Assistant Secretary	May 2027
Rich Vorwaller	Assistant Secretary	May 2027

Public invited to attend

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Public Comment (Limit to 3 minutes and for items not on the agenda)
5. 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 June 19, 2023, Meeting (enclosure)
6. Financial Matters
 - a. Review and Consider Approval of the 2022 Audit and Presentation (under separate cover)
 - b. Approval of Payables for the Period ending July 17, 2023 (enclosure)
 - i. General Fund – \$ 36,807.11
 - ii. Bond Fund – \$ _____
 - iii. **TOTAL – \$ 36,807.11**
 - c. Acceptance of Unaudited Financial Statements as of May 31, 2023, and the Schedule of Cash Position Updated as of June 30, 2023 (enclosure)
7. Market Update/Construction/Operations

8. Legal Matters
 - a. Bond Update
 - b. Insurance Claim Update

9. District Management Matters & Report
 - a. Review Managers Report (enclosure)
 - b. Update on Recreation Center Operations – Kevin Whatley

10. General Business
 - a. Review and Discuss Landscape Plan Amendment Update (enclosure)
 - b. Review and Consider Approval of Pool Gate Repair Proposals (enclosures)
 - c. Review and Consider Approval of Landscape Maintenance Contract Amendment (enclosure)
 - d. Review and Consider Approval of Landscape Improvement Proposals (enclosure)

11. Adjourn
 - a. Next regular schedule meeting is August 21, 2023, at 6:00 pm





VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

And virtually: <https://video.cloudoffice.avaya.com/join/728897121>
Monday, June 19, 2023 – 6:00 p.m.

Eric Farrar, President - Term to May 2025
Christina Sparks, Vice President - Term to May 2025
Michael Laurencelle, Treasurer / Secretary - Term to May 2025
Mick Schuhmacher, Assistant Secretary - Term to May 2027
Rich Vorwaller, Assistant Secretary - Term to May 2027

MINUTES

1. Call to Order: President Farrar called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar
Michael Laurencelle
Christina Sparks
Rich Vorwaller (Excused)
Mick Schuhmacher (Excused)

Also in attendance were:

Rebecca Harris, WSDM – District Managers
Heather Smith, WSDM – District Managers
Kevin Walker, WSDM – District Managers
Kevin Whatley, Recreation Center

3. Approval of Agenda: President Farrar moved to approve the Agenda as written; seconded by Director Sparks. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items
 - a. Approval of Board Meeting Minutes from the May 15, 2023 Meeting: Director Sparks moved to approve the May 15, 2023 Meeting Minutes; seconded by Director Laurencelle. Motion passed unanimously.
 - b. Approval of Payables for the Period ending June 19, 2023: Ms. Harris noted the Zonda invoice is a market study which can be reimbursed by bond funds. After review, President Farrar moved to approve the Payables for the period ending June 19, 2023; seconded by Director Sparks. Motion passed unanimously.

- General Fund – \$ 41,628.93
- Bond Fund – \$ _____
- **TOTAL – \$ 41,628.93**

- c. Acceptance of Unaudited Financial Statements as of May 31, 2023 and the schedule of cash position updated as of May 31, 2023: The Board discussed pool repairs and draining of the pool. After review, President Farrar moved to accept the Unaudited Financial Statements as of May 31, 2023; seconded by Director Laurencelle. Motion passed unanimously.
6. Market Update/Construction/Operations:
 7. Legal Matters
 - a. Bond Update: Mr. Walker provided an update on the bonds. The bond market has improved slightly and target interest rates are holding up.
 - b. Consider Transfer of Rights to Reimbursement to OPRIC: Mr. Walker presented the Transfer of Rights to Reimbursement to OPRIC. It will be transferred and purchased by Challenger Homes. During the bond transaction, the OPRIC note will be paid at 8% simple interest. Director Laurencelle moved to approve the Transfer of Rights to Reimbursement to OPRIC as presented; seconded by President Farrar. Motion passed unanimously.
 - c. Consider Resolution Regarding Attorney Fees and Costs: President Farrar moved to approve the Resolution Regarding Attorney Fees and Costs; seconded by Director Sparks. Motion passed unanimously.
 - d. Review and Consider Adoption of Intergovernmental Agreement with City of Fountain: Ms. Harris presented the updated version of the IGA that was provided by the City of Fountain's legal counsel. After review, President Farrar moved to approve the Intergovernmental Agreement with City of Fountain; seconded by Director Laurencelle. Motion passed unanimously.
 8. District Management Matters & Report
 - a. Review Managers Report: Ms. Smith presented the Managers Report.
 - b. Insurance Claim Update: Ms. Smith provided an update on the insurance claim resulting from an incident involving the pool gate. The Board discussed temporary solutions implemented for pool gate. Ms. Smith noted two companies are scheduled to come provide additional solutions, which will be presented at the July meeting.
 - c. Update on Recreation Center Operations: Mr. Whatley provided an update on Recreation Center operations.
 9. Fine Reversal Request – 10907 Quercia Circle: Ms. Harris explained there is a new owner at 10907 Quercia Circle, which was previously foreclosed on following a long history of fines for failure to address landscape maintenance. The new homeowner has requested that the violation fines be waived as they resolve the weeds and complete planned landscaping improvements. Director Laurencelle moved to approve the waiving of the fines and allowing 60-days to address the weeds and the rest of the year to complete the landscaping improvements; seconded by President Farrar. Motion passed unanimously.
 10. Adjourn: President Farrar moved to adjourn at 7:00 PM; seconded by Director Laurencelle. Motion passed unanimously.
 - a. Next regularly scheduled meeting is July 17, 2023, at 6:00 PM.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 19, 2023 MINUTES OF THE
VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Eric Farrar, President

Christina Sparks, Vice President

Michael Laurencelle, Treasurer

Mick Schuhmacher, Assistant Secretary

Rich Vorwaller, Assistant Secretary



Ventana Metropolitan District
PAYMENT REQUEST
7/17/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date		Comments
Black Hills Energy	62823	6/28/2023	2,363.16	Auto Pay
City of Fountain Utilities	10005472-02	6/16/2023	5,203.83	Auto Pay - Rec
City of Fountain Utilities	10005630-03	6/16/2023	453.28	Auto Pay - Park
City of Fountain Utilities	10005686-02	6/16/2023	363.20	Auto Pay - Tract
City of Fountain Utilities	10006794-01	6/16/2023	424.47	Auto Pay - Tract
City of Fountain Utilities	10006795-00	6/16/2023	25.25	Auto Pay - Tract
Colorado Springs Cleaning Supplies	92247	6/19/2023	338.10	
Colorado Springs Cleaning Supplies	92278	6/21/2023	88.34	
Comcast	849790010058248	7/2/2023	376.34	Auto Pay
HBS	FR3286773	6/30/2023	7,485.68	
HD Supply	9215609456	6/23/2023	592.00	
HD Supply	9215761970	6/28/2023	82.79	
Signal 88, LLC	3657337	7/1/2023	843.57	
Susemihl, McDermott & Downie, P.C	35336	6/30/2023	1,070.25	
Urban Landscapes, LLC	1	7/3/2023	3,792.75	
Weisburg Landscape Maintenance	50995	6/29/2023	77.00	
Weisburg Landscape Maintenance	50844	6/30/2023	4,420.00	
WSDM District Managers	7491	6/30/2023	8,807.10	
TOTAL			\$ 36,807.11	



Ventana Metropolitan District

Balance Sheet

As of June 30, 2023

07/12/23

Accrual Basis

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1105 · Eastern Colorado Bank -Checking	446,310.75
1106 · Eastern Colorado Bank - Savings	11,177.36
Total Checking/Savings	457,488.11
Accounts Receivable	
1-1230 · Property Taxes Receivable	207,320.75
Total Accounts Receivable	207,320.75
Other Current Assets	
1310 · Due from Developer	32,741.59
Total Other Current Assets	32,741.59
Total Current Assets	697,550.45
Fixed Assets	
Property and Equipment	
Community Improvements	7,368,932.95
Total Property and Equipment	7,368,932.95
1505 · Parks	1,500,000.00
1510 · Pool	718,000.00
1540 · Accumulated Depreciation	-597.00
Total Fixed Assets	9,586,335.95
TOTAL ASSETS	10,283,886.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	34,582.72
Total Accounts Payable	34,582.72
Other Current Liabilities	
2022 · Deferred Property Tax Revenue	207,320.75
2035 · Interest Payalbe OPRIC	611,811.00
2100 · Payroll Liabilities	2,885.06
Total Other Current Liabilities	822,016.81
Total Current Liabilities	856,599.53
Long Term Liabilities	
Accrued Interest OPRIC	862,371.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	11,373,071.39
Total Long Term Liabilities	12,974,134.58
Total Liabilities	13,830,734.11
Equity	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-3,831,568.16
Net Income	260,421.93
Total Equity	-3,546,847.71
TOTAL LIABILITIES & EQUITY	10,283,886.40

Ventana Metropolitan District Profit & Loss Budget vs. Actual January through June 2023

	TOTAL				
	Jun 23	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-100 · General Fund Income					
1-1000 · Late Fee	181.21	1,146.87			
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	8,444.99	123,889.87	200,000.00	-76,110.13	61.95%
Total 1-1100 · Recreation Center Dues	8,444.99	123,889.87	200,000.00	-76,110.13	61.95%
1-1200 · Trash Service	1,182.75	38,962.72	90,000.00	-51,037.28	43.29%
1-1300 · Rental Security Deposit	0.00	0.00	2,000.00	-2,000.00	0.0%
1-1310 · Permit Use Fee	0.00	110.00			
1-1401 · Treasurer Tax Income					
1-1400 · Current - O&M	4,902.22	56,793.60	97,829.70	-41,036.10	58.05%
1-1500 · Specific Ownership - O&M	852.67	4,076.51	6,848.08	-2,771.57	59.53%
1-1520 · Delinquent Int - O&M	0.00	1.83			
Total 1-1401 · Treasurer Tax Income	5,754.89	60,871.94	104,677.78	-43,805.84	58.15%
1-180 · Covenant Violation Fine	90.00	270.00			
Total 1-100 · General Fund Income	15,653.84	225,251.40	396,677.78	-171,426.38	56.78%
2-100 · Debt Service Fund Income					
Treasurer Taxes					
2-1000 · Current- Debt	20,006.22	230,472.48	396,787.48	-166,315.00	58.09%
2-1200 · Specific Ownership - Debt	3,458.33	16,533.93	27,775.12	-11,241.19	59.53%
2-1220 · Delinquent Int - Debt	0.00	7.42			
Total Treasurer Taxes	23,464.55	247,013.83	424,562.60	-177,548.77	58.18%
Total 2-100 · Debt Service Fund Income	23,464.55	247,013.83	424,562.60	-177,548.77	58.18%
3-100 · Capital Project Fund					
3-1300 · Park Permit Fee	0.00	21,816.04			
Total 3-100 · Capital Project Fund	0.00	21,816.04			
Total Income	39,118.39	494,081.27	821,240.38	-327,159.11	60.16%
Gross Profit	39,118.39	494,081.27	821,240.38	-327,159.11	60.16%
Expense					
1-200 · General Fund Expense					
1-1450 · O&M-Treasurer's Collection Fee	73.90	852.30	1,467.45	-615.15	58.08%
1-1700 · Audit	0.00	0.00	9,250.00	-9,250.00	0.0%
1-1800 · Board Election	0.00	0.00	8,000.00	-8,000.00	0.0%
1-1900 · Copies & Postage	16.20	1,213.92			
1-2000 · Recreation Center					
1-2300 · Utilities	8,396.61	15,143.90	40,000.00	-24,856.10	37.86%
1-2305 · Security	803.40	4,860.57	14,000.00	-9,139.43	34.72%
1-2306 · Maintenance/ Repairs	0.00	7,504.38	10,000.00	-2,495.62	75.04%
1-2310 · Supplies	426.44	2,723.30	4,000.00	-1,276.70	68.08%
Total 1-2000 · Recreation Center	9,626.45	30,232.15	68,000.00	-37,767.85	44.46%

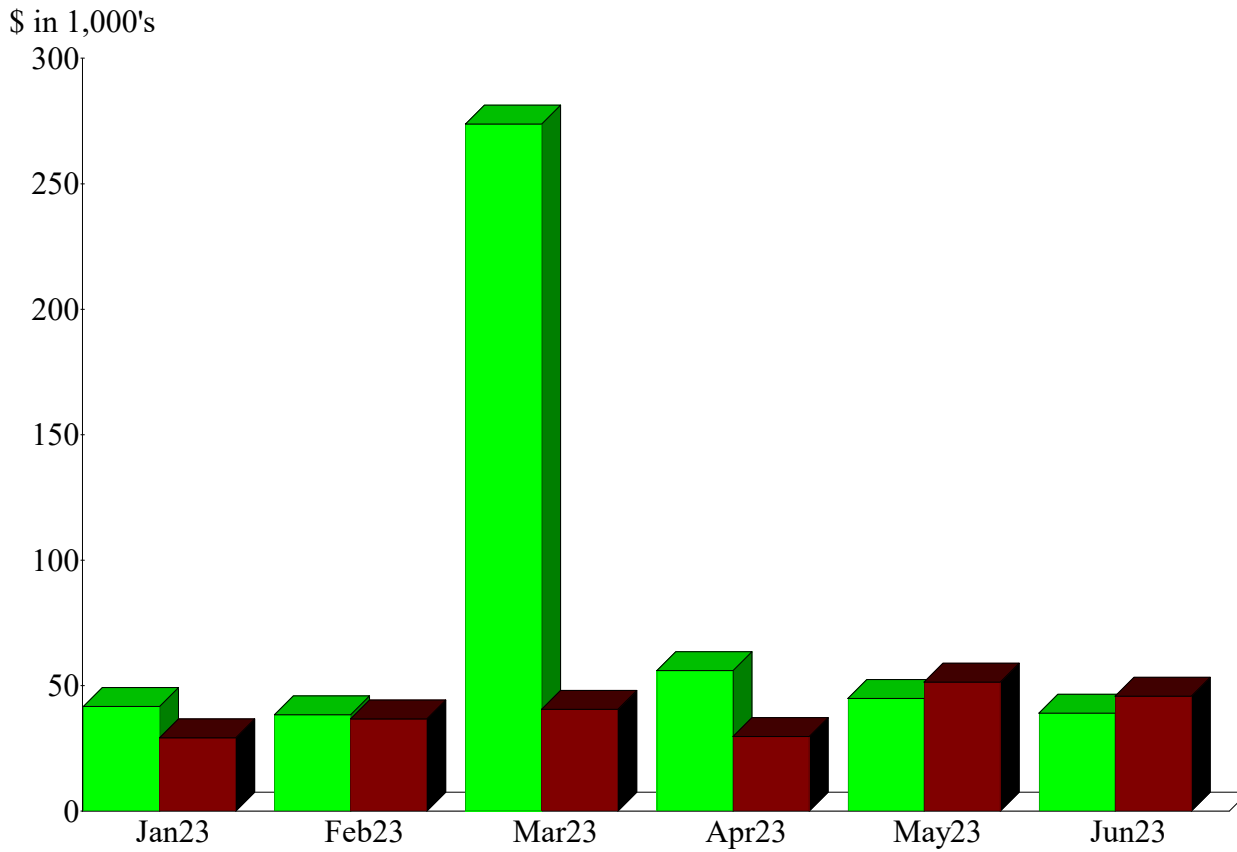
Ventana Metropolitan District

Profit & Loss Budget vs. Actual

January through June 2023

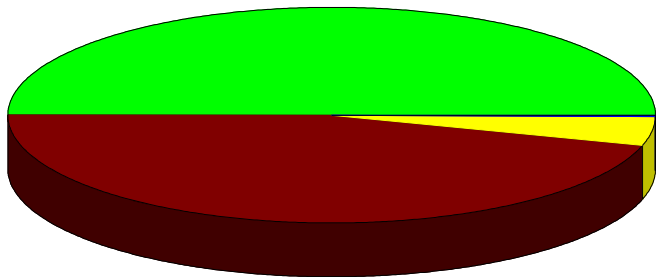
	TOTAL				
	Jun 23	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
1-2001 · Pool Expense					
1-2010 · Season Start Up/ Finish	0.00	0.00	3,000.00	-3,000.00	0.0%
1-2020 · Chemicals	0.00	1,099.67	10,000.00	-8,900.33	11.0%
1-2040 · Water	0.00	130.00	250.00	-120.00	52.0%
1-2050 · Repair/ Maintenance	1,916.21	4,023.63	5,000.00	-976.37	80.47%
Total 1-2001 · Pool Expense	1,916.21	5,253.30	18,250.00	-12,996.70	28.79%
1-6160 · Dues and Subscriptions	0.00	1,237.50	1,000.00	237.50	123.75%
1-6180 · Insurance	0.00	-593.00	15,000.00	-15,593.00	-3.95%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	4,497.00	35,173.25	85,000.00	-49,826.75	41.38%
1-6210 · Utilities	812.92	5,437.87	70,000.00	-64,562.13	7.77%
Total 1-6200 · Park/ Landscape	5,309.92	40,611.12	155,000.00	-114,388.88	26.2%
1-6240 · Miscellaneous	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6490 · Office Supplies	764.68	1,280.57	8,000.00	-6,719.43	16.01%
1-6570 · Professional Fees					
1-2500 · Trash Service	7,485.68	43,633.77	65,000.00	-21,366.23	67.13%
1-2701 · District Management	4,200.00	23,952.10	54,000.00	-30,047.90	44.36%
1-2705 · VCC - Covenant Enforcement	3,300.00	16,558.50	36,000.00	-19,441.50	46.0%
1-6572 · Legal Fees	1,070.25	7,491.57	15,000.00	-7,508.43	49.94%
1-6573 · Engineering O&M	95.00	95.00			
Total 1-6570 · Professional Fees	16,150.93	91,730.94	170,000.00	-78,269.06	53.96%
1-6620 · Rental Security Deposit Refund	200.00	1,400.00	2,000.00	-600.00	70.0%
6560 · Payroll Expenses	11,429.71	46,737.03	75,000.00	-28,262.97	62.32%
Total 1-200 · General Fund Expense	45,488.00	219,955.83	540,967.45	-321,011.62	40.66%
2-200 · Debt Service Expense					
Treasurer's Fee					
2-1050 · Debt-Treasurer's Collection Fee	299.73	3,456.83	5,951.81	-2,494.98	58.08%
Total Treasurer's Fee	299.73	3,456.83	5,951.81	-2,494.98	58.08%
2-6075 · Bond Expense					
Cost of Issuance	0.00	10,000.00	589,000.00	-579,000.00	1.7%
Paying Agent Fee	0.00	0.00	4,000.00	-4,000.00	0.0%
Total 2-6075 · Bond Expense	0.00	10,000.00	593,000.00	-583,000.00	1.69%
Total 2-200 · Debt Service Expense	299.73	13,456.83	598,951.81	-585,494.98	2.25%
3-200 · Capital Project Fund Expense					
2-6000 · Capital Improvements	0.00	279.00			
Total 3-200 · Capital Project Fund Expense	0.00	279.00			
Total Expense	45,787.73	233,691.66	1,139,919.26	-906,227.60	20.5%
Net Ordinary Income	-6,669.34	260,389.61	-318,678.88	579,068.49	-81.71%
Other Income/Expense					
Other Income					
2-7010 · Interest Income - Debt	5.97	32.32			
Total Other Income	5.97	32.32			
Net Other Income	5.97	32.32			
Net Income	-6,663.37	260,421.93	-318,678.88	579,100.81	-81.72%

Income and Expense by Month January through June 2023



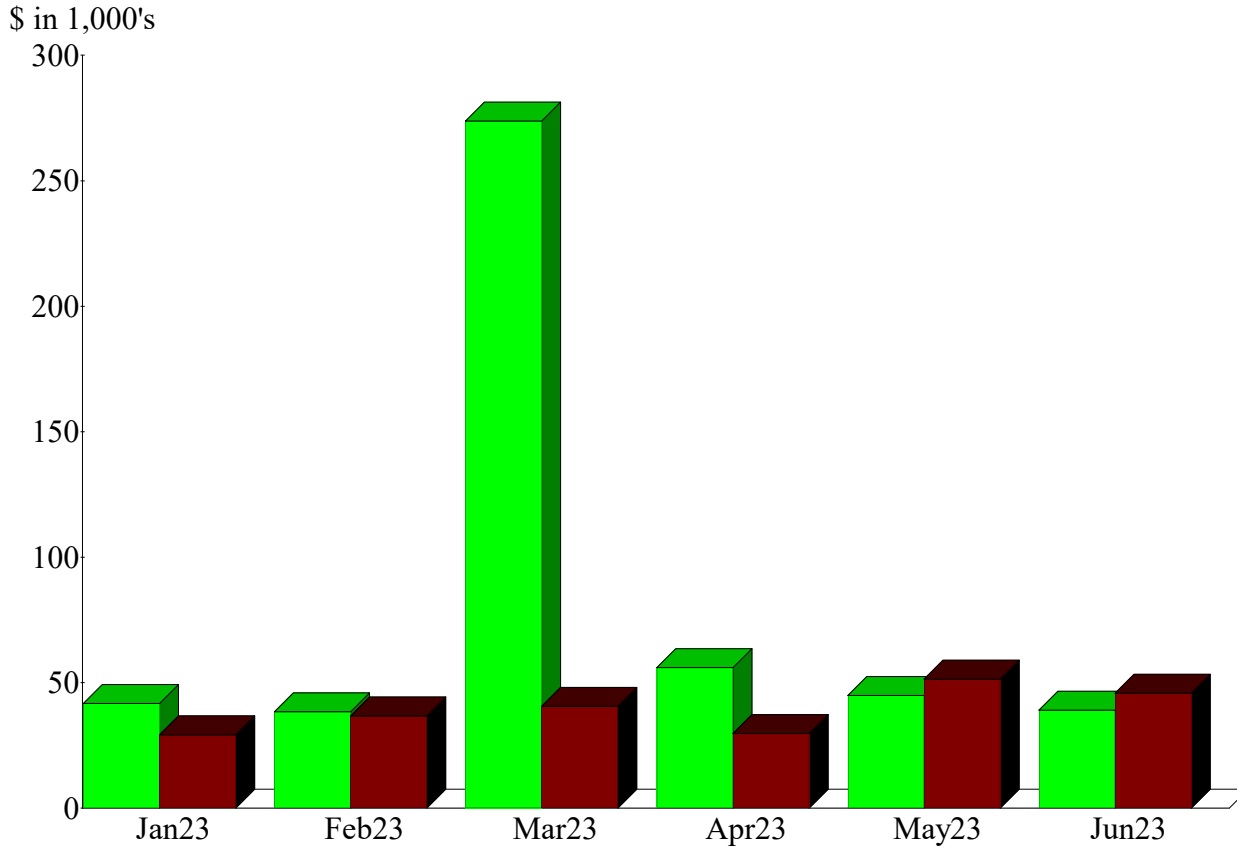
Income Summary
January through June 2023

	2-100 · Debt Service Fund Income	49.99%
	1-100 · General Fund Income	45.59
	3-100 · Capital Project Fund	4.42
	2-7010 · Interest Income - Debt	0.01
Total		\$494,113.59



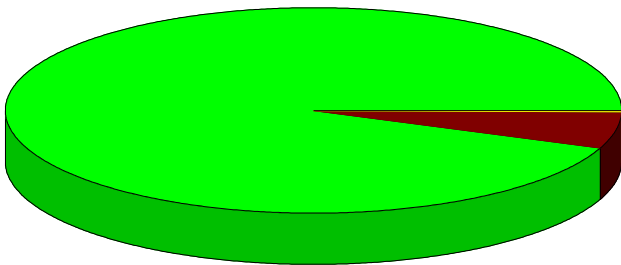
By Account

Income and Expense by Month January through June 2023



Expense Summary January through June 2023

1-200 · General Fund Expense	94.12%
2-200 · Debt Service Expense	5.76
3-200 · Capital Project Fund Expense	0.12
Total	\$233,691.66



By Account





MEMORANDUM

TO: VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: HEATHER SMITH
SUBJECT: MONTHLY MANAGERS REPORT FOR MARCH 20, 2023, MEETING
DATE: JULY 17, 2023
CC: REBECCA HARRIS
 KEVIN WALKER
 BOARD PACKET

Management Matters:

- Billing Review:
 - 27 Shut off notices went out (6/2/2023)
 - 0 Payment arrangement(s)
 - 12 Liens current to date
- Monthly newsletter went out 6/30/2023

Recreation Center Update:

- Pool closed for multiple repairs
- Pool gate shift to exit only & foam have prevented additional injury
- Key fob request & guest sign-in sheets have been updated
- Several minor cracks have been identified in the mastic

Landscape Maintenance Status/ Review:

- IGA with City for Filing No. 6 Landscape – signed by Ventana & sent to the City
- Revised landscape plan drafted by Landscape Architect and discussions for amendment are underway with the City
- Many plants surrounding the Rec Center need replacement (proposal on agenda)
- Storm clean-up is ongoing:
 - Native areas have been mowed 2-3 times already (contract includes 3-mows)
 - Native areas have grown from 33500 sq ft to 591,700 sq ft (contract amendment needed)
 - Trails lost a significant amount of breeze (proposal on agenda)
 - Playground bridge damaged (proposal on agenda)
 - Weed control is being caught-up with a new section each week

VCC Matters:

- Violation Highlights:
 - 23 Violations Issued (year-to-date 2023)
 - 61% Weeds & Lawn Care
 - 17% Play & Sport Equipment
 - 9% Nuisances
 - 9% Parking

- 4% Refuse & Unsightly
- Architectural Submission Highlights:
 - 51 Applications Received (year-to-date 2023)
 - 6% Detached Structure/ Building
 - 15% Patio/ Arbor/ Deck
 - 19% Shed
 - 8% Solar Panels
 - 32% Landscaping
 - 19% Other
 - 41 approved as submitted
 - 6 approved with stipulations
 - 1 denied



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CHALLENGER HOMES
 8605 EXPLORE DRIVE
 COLORADO SPRINGS, CO 80920
 719-568-5192

VENTANA
 11190 OLD PUEBLO ROAD
 FOUNTAIN, COLORADO

STAMPS/ENDORSEMENTS
 JAMES F. BIEBER
 458
 3070208
 ORIGINAL DESIGN ARCHITECT

DRAWN BY: JBS
DATE: 3/30/17

DATE	SUBMITTALS / REVISIONS	BY
12/1/17	IFR	JBS
4/19/18	City Comments	JBS

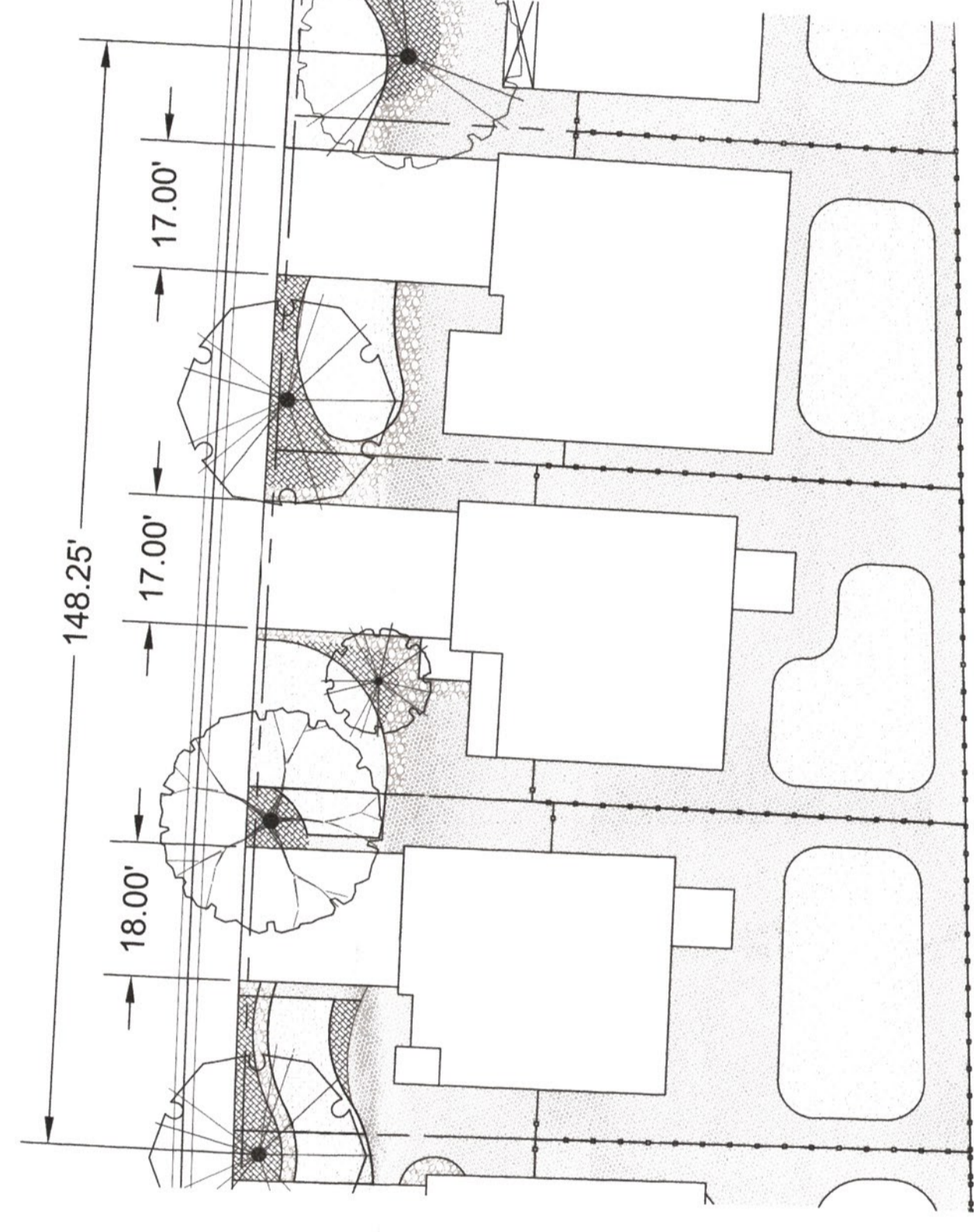
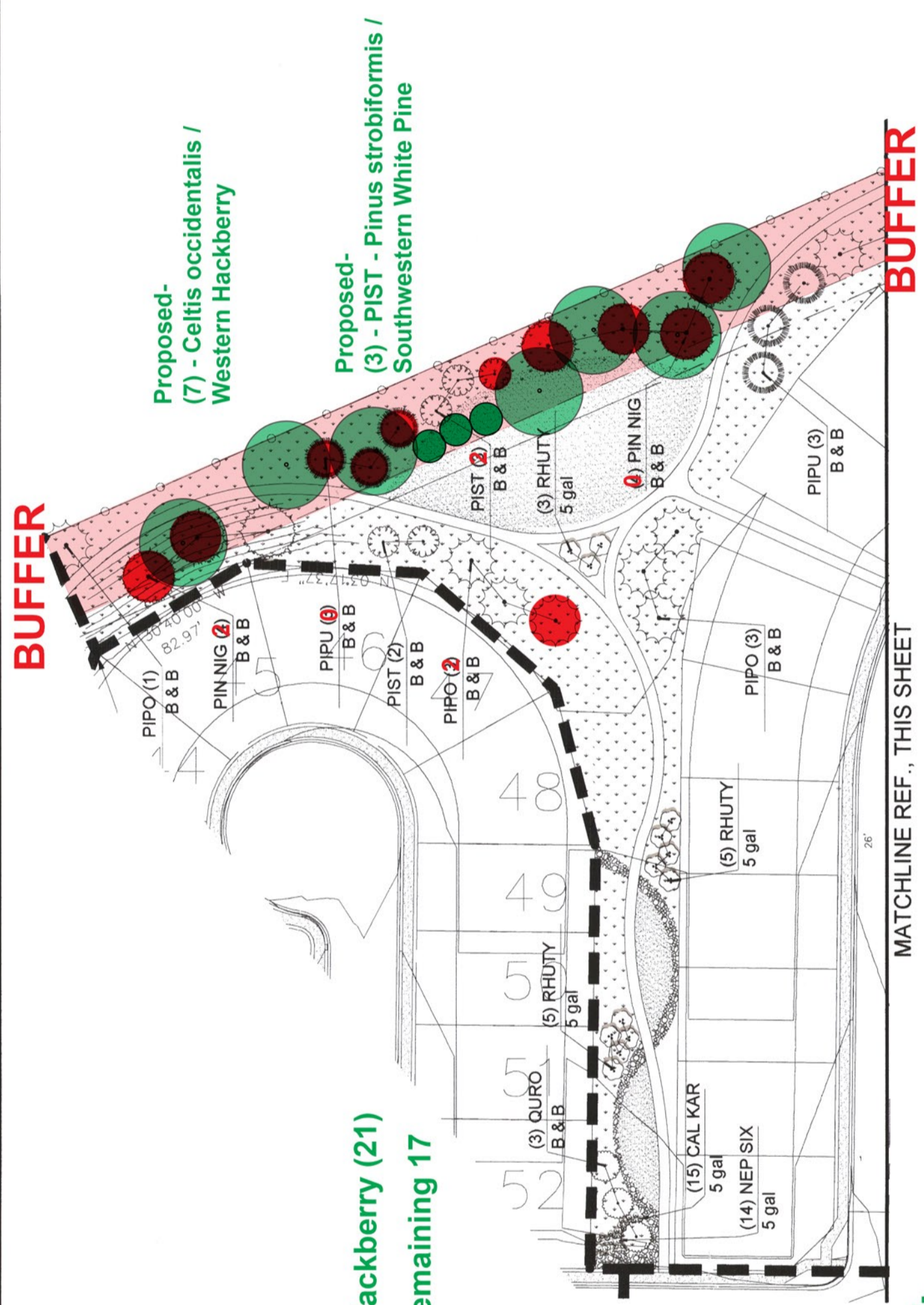
SHEET NUMBER
LS-1
 1 OF 2 SHEETS
 CITY FILE NUMBER:

PLANT SCHEDULE FILING 5

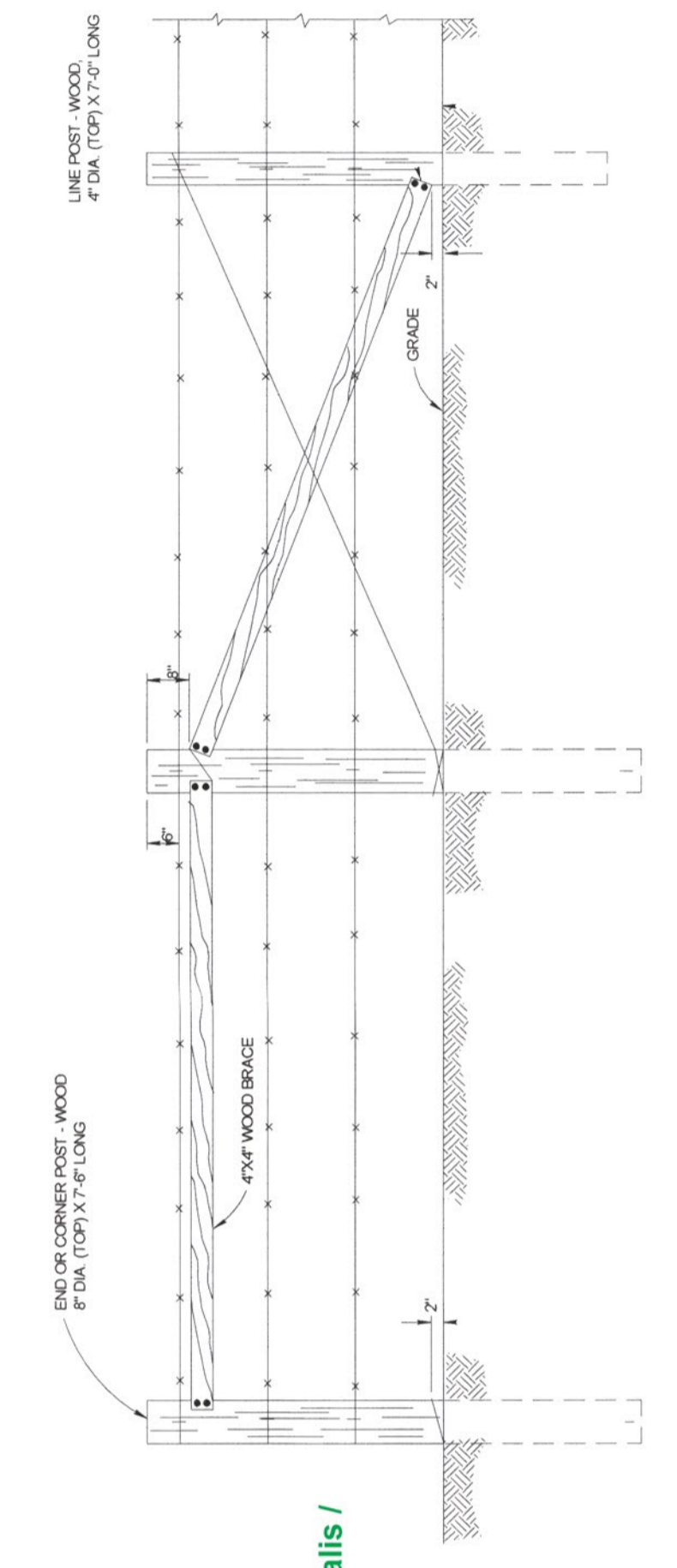
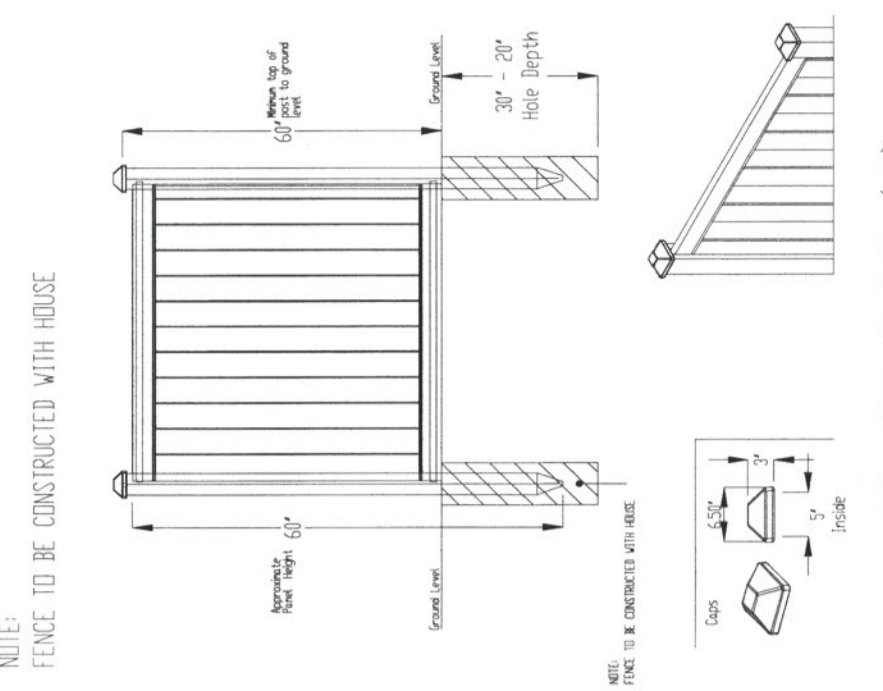
TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY
●	ACSA	Acer saccharinum / Silver Maple	8 & 8	2.5' Cal	-5 (4)
●	CRAM	Crataegus ambigua / Russian Hawthorn	8 & 8	2.5' Cal	10
●	FRAM	Fraxinus americana Autumn Purple / Autumn Purple Ash	8 & 8	2.5' Cal	6
●	MASP	Malus x Spring Snow / Spring Snow Crab Apple	8 & 8	2.5' Cal	2
●	PIN NIG	Pinus nigra / Austrian Black Pine	8 & 8		-14 (16)
●	PIPO	Pinus ponderosa / Ponderosa Pine	8 & 8		-1 (22)
●	PIST	Pinus strobiformis / Southwestern White Pine	8 & 8		-12 (16)
●	QURO	Quercus robur x alba / Crimson Spire / Crimson Spire Oak	8 & 8		-1 (8)
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY
●	PIPU	Pinus pungens / Colorado Spruce	15 gal		-4 (10)
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY
●	COIS	Cornus sericea 'Ivory' / Ivory Redosier Dogwood	5 gal		3
●	NEP SIX	Nepeta x faasseni 'Six Hills Giant' / Giant Catmint	5 gal		14
●	RHUTY	Rhus typhina / Staghorn Sumac	5 gal		13
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY
●	CAL KAR	Chamaecrista x scottiana 'Half Frontier' / Feather Reed Grass	5 gal		32
●	MIGR	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal		17
●	SPO HET	Sporobolus heterolepis / Prairie Dropseed	5 gal		18
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY
■	POA PFA	Poa pratensis / Kentucky Bluegrass	flat		30,437 sf

Proposed Replacement Trees
 (6) - PIST - Pinus strobiformis / Southwestern White Pine
 (15) - Celtis occidentalis / Western Hackberry

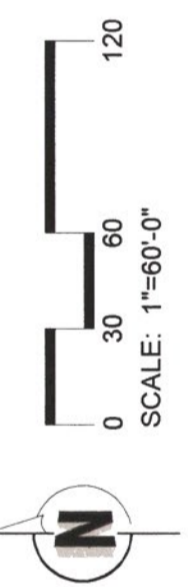
APPROVED
 Date 4/30/19
 J. Bieber
 J. Bieber
 Council APPROVAL OF CITY
 WORKING MUST BE FILED
 WORKING TOP



A LOT TYPICALS
 SCALE 1"=20'-00"



B LS1 EXISTING BARBED WIRE FENCE @ RAILROAD R.O.W.
C LS1 5' HIGH VINYL FENCE
 FENCE TYPE (A)
 FENCE TYPE (B)
 NTS



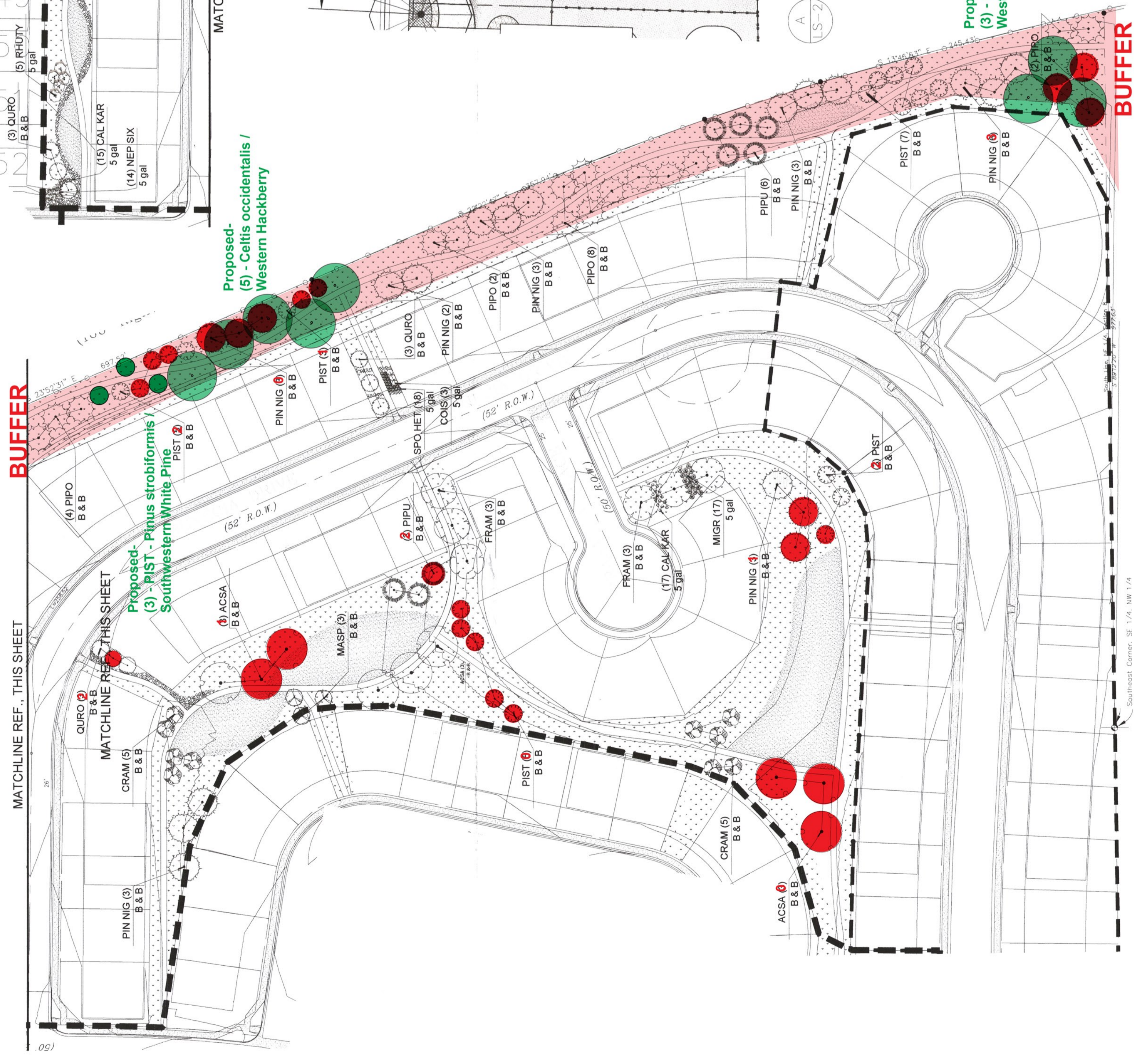
BUFFER PLANTING REQUIREMENTS:

- A MINIMUM OF 1 TREE WILL BE PROVIDED FOR EVERY 20 LINEAR FEET OF BUFFER LENGTH (REF. ODP PUD DEVELOPMENT STANDARDS & LANDSCAPE AND BUFFER STANDARDS).
- LINEAR FEET PHASE 3 BUFFER AREA = 1403.33L.F.
- REQUIRED TREE 1/20 L.F. = 70 TREES
- PROVIDED: 70 TREES

70 Buffer Trees-

21 Dead Buffer Trees Replaced with White Pine and Hackberry (21)

38 Total Dead Trees Will not replace the rest of the remaining 17



Tree Inventory based off of site visit and Landscape Site Contractor notes





Ancona Job Shop

230-A Delaware Dr.
 Colorado Springs, CO 80909
 Phone (719) 636-1112
 Fax (719) 636-1339

Proposal Submitted To Walker Schooler District Managers	Phone 719-447-1777	Date July 10, 2023
Street Ventana Metropolitan District	Email heather.s@wsdistricts.co	
City, State, and Zip Code	Job Location 11007 Hidden Prairie Pkwy, Fountain, CO. 80817	
Contact Heather Smith	Fax	Office Phone

We hereby submit specifications and estimates for:

Install flush mount adjustable speed door closer (30-GC2000) to 2-1/2" square tube post and 1-3/4" square tube gate vertical on pool gate. Price includes materials, installation, and adjustment.

Total job cost: \$464.00

Click here to view Product Information :

<https://www.locksafehardware.com/product/barrier-components-gc2000-gate-closer/>

Thank you for the opportunity to provide a proposal for your project.

The customer is responsible to mark the location of all private underground utilities, irrigation lines, inground heating lines, or any items below the installation surface. If unmarked items are damaged, the customer will be responsible for the cost of the repair, as well as any associated fines, penalties. and/or any peripheral damage resulting from the breakage.

A 25% down payment is required for all jobs with balance due upon completion

We propose hereby to furnish material and labor---complete in accordance with above specifications, for the sum of: Four hundred sixty four and 00/100 dollars \$ 464.00

Ancona Job Shop:

Rusty Smith

The undersigned full authority as _____ of _____ hereby gives notice for Ancona Job Shop to proceed and perform any and all work referenced in the Proposal dated the _____ day of _____, 2023, located at _____ Further, the undersigned agrees the payment for the work performed will be made in accordance with the aforementioned proposal, and if such payment should not be made accordingly, then all costs, including reasonable attorney fees plus interest at the rate of twenty four percent (24%) per annum shall be charged under the proposal, and all charges included for lien pursuant to law.

Any additions, changes, or deletions will alter the original estimate.

Authorized Signature: _____

This proposal may be withdrawn by us if not accepted within 14 days.



Taylor Fence Co.
601 South Wahsatch Ave STE A
COLORADO SPRINGS, CO
80903, US

Customer
WSDM District Managers
614 N. Tejon St.
Colorado Springs, Colorado
80903, United States

Prepared By:
Richard Ries
(719) 576-4421
rries@taylorfenceco.com

Heather Smith
(719) 639-2656
heather.s@wsdistricts.co

Project: WSMD Ventana MD Pool Gate

Scope of Work

Install wireless locks in resident units at Med Cabinets

We propose to furnish materials and/or perform work described and priced as follows on terms and conditions of this form.

This quotation is for: Materials only Labor only Materials and labor

SCOPE OF WORK

REMOVE EXISTING POOL GATE HINGES

REPLACE WITH NEW LOCINOX MAMMOTH HD HYDROLIC HINGES

RE-FIT AND ADJUST GATE AS NEEDED

4130 - Materials

	Quantity
Locinox Mammoth HD	1 ea
Description: Hydraulic 180 Degree Self Closing Heavy Duty Gate Closer, 440lb Max, Black Powder Coat	

Excluded(-)

1. UNLESS SPECIFICALLY NOTED ABOVE:

bonding, survey, permit, grading, grounding, engineering, line voltage, conduit, control wiring, pavement penetration, painting/staining, private utility locations, pot-holing, hand or hydro-vac excavation due to underground utilities, adverse soil conditions, extreme hard digging, ground water mitigation, signage, padlocks and key cores, lane closures and/or traffic control, zoning approval, additional mobilizations, tree and shrub clearing and/or trimming, repairs to utility line that cannot be located (i.e. sprinkler lines), compaction, backfilling, spoils removal, ground penetrating radar, any 3rd party testing, and acceptance of joint checks.

Terms

This proposal is valid for 30 days.

If you desire to order, please sign and return this form.
Please do not hesitate to call if you have any questions.
Thank you for your interest in our products and services.

Standard Terms: 50% down, balance due on completion.

Summary

Subtotal	\$ 2,334.54
Taxes	\$ 38.70

\$ 2,373

Accepted By

Date

.....

.....



ULTRA HEAVY DUTY 180° HYDRAULIC GATE CLOSER AND HINGE FOR GATES UP TO 440 LBS

Item No. MAMMOTH-HD-

This heavy-duty gate closer and hinge-in-one is fit to close the heaviest gates. The combination of the hydraulically damped Mammoth with the powerful self-closing Raptor hinge is the perfect solution for closing gates weighing up to 440 lbs and 6-1/2 ft. wide. Both hinges are equipped with double bearings for extremely smooth functioning. The Active Thermal System guarantees a constant closing speed, unaffected by weather conditions. The Raptor hinge is included.



SPECIFICATIONS

Specifications

- 180° self-closing double bearing hinge with adjustable closing speed and final snap
- Robust yet stylish design with high quality components
- Weatherproof aluminum housing designed for exterior use
- Consistent closing speed thanks to patented hydraulic damping
- ADA compliant (< 5 lbs; max 32 Nm) from gate widths of 4.4ft. or more
- Vandal and tamper proof
- For left and right handed gates
- Fast and easy installation with Quick-Fix

Available in following RAL-colors





Features







Ventana Metro District

Bid Date: 7/11/2023

Remove Dead & Re-Planting Replacements: Around Club House

Description	Materials			Labor & Equipment			Haul, Dump, Delivery			Total	
	qty	unit	subtotal	hours	subtotal	qty	rate	rate			
Dead Shrub/Juniper Removal: Ditch Witch- Use choker cable around base to easily remove				16	\$	1,600.00	3	\$	225.00	\$	2,275.00
Planting Perennials - #1: Moonshine Yarrow-Yellow & Red, Salvia, Coneflower, Day Lillie-Red & Yellow 10 Each	60	ea	\$ 1,290.00	12.0	\$	720.00	1	\$	85.00	\$	2,095.00
Planting Shrubs - #5: Barberry, Butterfly bush, Dog Wood-Red & Yellow 10 Each	40	ea	\$ 1,725.20	20.0	\$	1,200.00	1	\$	85.00	\$	3,010.20
Planting - 1.5" Tree: Spring In Snow, Northern Red Oak & Japanese Tree Lilac- 2 of each	6	ea	\$ 2,673.00	12.0	\$	960.00	1	\$	85.00	\$	3,718.00
Clean Up: Blower				3.0	\$	180.00				\$	180.00

Notes: This is to replace a lot of dead/dying plants/trees around the clubhouse with color. Will ensure drip is ran to each plan/tree. We can certainly look at smaller quantities if need be just let me know if I need to adjust.

Total: \$ **11,278.20**

Install Breeze: Trails Property Wide- Storm Damage

Description	Materials			Labor & Equipment			Haul, Dump, Delivery			Total	
	qty	unit	subtotal	hours	subtotal	qty	rate	rate			
Breeze Install: Pioneer Sunrise	10	ton	\$ 585.20	13.4	\$	1,159.10	1	\$	175.00	\$	1,919.30
Clean Up: Blower				3.0	\$	180.00				\$	180.00

Notes: This is for the storm damage, another 5 tons possible after this 10 but think this is a good start. Will tamp down as well. **This should be a close match to existing breeze.**

Total: \$ **2,099.30**

Reinstall Bridge - Storm Damage

Description	Materials			Labor & Equipment			Haul, Dump, Delivery			Total	
	qty	unit	subtotal	hours	subtotal	qty	rate	rate			
Skid W/ Bucket: Installing 4 -4'x .5" Rebar to each corner of bridge	4	\$	35.00	3	\$	300.00	1	\$	85.00	\$	420.00
Clean Up: Blower				1.0	\$	60.00				\$	60.00

Notes: Stump grinding old stump, leave hole for replacement planting, insure drip working to hole.

Total: \$ **480.00**

Bury 2 Wire For Irrigation by Clubhouse

Description	Materials		Labor & Equipment		Haul, Dump, Delivery		Total
	qty	unit	subtotal	hours	subtotal	qty	

Bury 2 Wire	0		\$ -	3	180.00	1	25.00	\$ 205.00
Clean Up: Blower				1.0	60.00			\$ 60.00

Notes: Need to bury, wiring for irrigation.

Total: \$ **265.00**

Grand Total: \$ **14,122.50**