

**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817  
**Wednesday, September 8, 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

**\*\* 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**

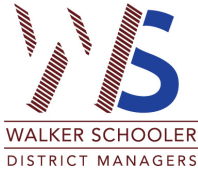
**AGENDA**

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 August 11, 2021 Meeting (attached)
  - b. Approval of Payables for the Period ending September 8, 2021 (attached)

• General Fund –	\$	43,109.89
• Bond Fund –	\$	<u>          -</u>
• <b>TOTAL –</b>	<b>\$</b>	<b>43,109.89</b>
  - c. Acceptance of Unaudited Financial Statements as of August 31, 2021 and the schedule of cash position updated as of August 31, 2021 (attached)
5. Market Update/Construction/Operations

6. District Management Matters
  - a. Manager's Report (attached)
  - b. Review and approval for Capital items of Proposals (attached)
    - i. Addition of cameras at Recreation Center
    - ii. Shade cover addition to the Park
    - iii. Shade cover addition to the Pool Deck
  - c. City of Fountain Additional Bus Stop Location Update
  - d. Food Trucks
  - e. Billing
    - i. July 6, 2021 bills were sent for 3<sup>rd</sup> QRT
    - ii. 6 liens remain in place to date
    - iii. 76 Reminder Letters sent on 8/3/2021
    - iv. Collection Letters will be sent on 9/2/2021
    - v. Legal counsels Lien letters will be sent around 9/16/2021
7. VCC Matters
  - a. Appointment of VCC Board Members
8. Legal Matters
9. Financial Matters
  - a. Bond Update
10. Public Comment and Public Sign-In Attendance Sheet  
(Limited to 3 minutes and only for items not on the agenda)
10. Other Business:  
  
Next Regular Meeting Date – October 13, 2021 at 10:00 AM
11. Adjourn





**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
Via video and telephone conference  
**Wednesday, August 11, 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 10:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum. 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  
Patrick Jarrett  
Jennifer Herzberg  
Bruce Peele

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Members of the Public

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Peele. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the June 9, 2021 Meeting
  - b. Approval of Payables for the Period ending August 11, 2021
    - General Fund – \$ 44,161.21
    - Bond Fund – \$ -
    - **TOTAL – \$ 44,161.21**
  - c. Acceptance of Unaudited Financial Statements as of July 31, 2021 and the schedule of cash position updated as of July 31, 2021

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

5. Market Update/Construction/Operations: Director Jarrett reported Ventana South operations are ongoing and the boring for the water has started. Paving is anticipated to begin in November 2021.
6. District Management Matters
  - a. Manager's Report: Ms. Hardekopf presented the Manager's Report. She noted the monthly newsletter was distributed for August that included a note about next year's election and updates on the pool and spa. Ms. Hardekopf asked for Board direction on a rental request for the pool for 35 guests. After discussion, the Board agreed that rental requests are limited to the Great Room and not to include the pool area for large parties.
  - b. Review and approval for Capital items of Proposals: Mr. Walker discussed the budget for capital improvement items and noted the new monies from the bonds will be \$6 Million with a portion going towards Filings 3 - 6. He explained there will be enough new money to manage these qualified expenses if the Board decides to move forward.
    - i. Street light addition at mailbox on Hidden Prairie and Cadenza: Ms. Hardekopf presented the proposal for \$4,816. After discussion, the Board unanimously approved the street light addition at mailbox on Hidden Prairie and Cadenza.
    - ii. Addition of cameras at Recreation Center: Ms. Hardekopf presented the proposal for the addition of cameras at Recreation Center for \$4,760. She noted there are no ongoing costs with this DVR system. President Bahr suggested looking into additional options such as purchasing cameras separately that work with the Wi-Fi and store footage online to save costs. Ms. Hardekopf will research additional options.
    - iii. Shade cover addition to the Park: Ms. Hardekopf presented two proposals for a shade cover addition to the park. The umbrellas proposal is \$25,000 and the large gazebo proposal is \$35,000. The Board discussed umbrellas being too fragile and requiring frequent replacement and maintenance. Ms. Hardekopf will find out the warranty information and cost estimate for maintenance of the umbrellas. The Board discussed reaching out to Challenger on a gazebo cost estimate for comparison.
    - iv. Shade cover addition to the Pool Deck: Ms. Hardekopf presented a proposal for umbrella shade cover addition to the pool deck for \$26,000. The two umbrellas are 20x20. Ms. Hardekopf will follow up to find out the cost for maintenance and replacement of the umbrellas.
    - v. Additional dog stations along trails: Ms. Hardekopf presented the proposal for additional dog stations along trails for \$515 each. Ms. Hardekopf recommended adding 2 to 3 additional stations. After discussion, the Board unanimously approved 3 additional dog stations along trails.
    - vi. Replenish mulched areas: Ms. Hardekopf presented a proposal to replenish 6 mulched areas for \$12,000. The Board discussed this being an ongoing annual O&M item.

- c. City of Fountain additional Bus stop Location: Ms. Hardekopf explained the City of Fountain Transportation has requested the community put a bus stop at the Rec Center. The Board discussed placing the bus stop further away from the entrance to the Rec Center. Ms. Hardekopf suggested placing it across the street near the parking lot for the park. After discussion, the Board agreed the best option would be to wait until Ventana South is built since that might be a better location due to the commercial in that area.
- d. Food Trucks: There are no food trucks scheduled.
- e. Billing
  - i. July 6, 2021 bills were sent for 3<sup>rd</sup> QRT
  - ii. 8 liens remain in place to date
  - iii. 76 Reminder Letters sent on 8/3/2021
  - iv. Collection Letters will be sent on 9/2/2021
  - v. Legal counsels Lien letters will be sent around 9/16/2021

#### 7. VCC Matters

- a. Discussion on Board appointees for September: Ms Hardekopf reported she has not received any letters of interest from residents. There are currently three residents serving on the Board.
- b. Discussion on Amendment to Design Guidelines – Chain link fence clarification: Ms. Hardekopf discussed a clarification that was suggested to allow chain link fences by the VCC Board. It was suggested to prevent damage by and to keep larger dogs off the fence and contained. The Board agreed to limiting the height of permanent chain link fence to no higher than the existing fence and must be within the fenced area, unless it is a certain distance from the fence line so if someone has a small enclosure area that is within their backyard it is allowed. Director Herzberg moved to change the standard of chain link fencing not to exceed the height of the existing fence and contained within the fenced area. The height may be exceeded if it is more than 10 feet from the fence line but not to exceed 9 feet in height; seconded by Director Peele. Motion passed unanimously.

8. Legal Matters: Mr. Susemihl had no additional legal matters to discuss.

#### 9. Financial Matters

- a. Bond Issuance Update: Mr. Susemihl reported there is a conference call today with the Underwriter and hopefully the Bond Resolution will be ready for adoption at the September or October Board meeting.

10. Public Comment: President Bahr opened the meeting for public comment.

A comment was received in the chat that requests Challenger look at Filing 6 common area landscaping where there is a lot of weeds. Director Jarrett explained the landscaping areas will be addressed before being turned over to the District.

Mike Laurencelle had a recommendation to light up the Ventana entrance sign. The Board requested Ms. Hardekopf get a proposal for solar lighting at the sign.

11. Other Business: Next Regular Meeting Date – September 8, 2021 at 10:00 AM.

12. Adjournment: Director Jarrett moved to adjourn at 10:48 a.m.; seconded by Director Herzberg. Motion passed unanimously.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 11, 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**  
9/2/2021  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Black Hills Energy	5322274450	8/31/2021	1,891.28		\$ 1,891.28	
City of Fountain Utilities	10005472-02	8/17/2021	6,954.12		\$ 6,954.12	Auto Pay - Rec
City of Fountain Utilities	10005630-03	8/17/2021	5,936.63		\$ 5,936.63	Auto Pay - Park
City of Fountain Utilities	10005686-02	8/17/2021	640.13		\$ 640.13	Auto Pay - Tract
City of Fountain Utilities	10006794-01	8/17/2021	1,955.57		\$ 1,955.57	Auto Pay - Tract
City of Fountain Utilities	10006795-00	8/17/2021	25.94		\$ 25.94	Auto Pay - Tract
Colorado Springs Pool Spa	1118	6/23/2021	3,412.81		\$ 3,412.81	
Colorado Springs Pool Spa	1238	8/12/2021	4,530.46		\$ 4,530.46	
El Paso County Public Health	IN0041931	8/9/2021	165		\$ 165.00	
Extreme Care LLC	32281	9/4/2021	265		\$ 265.00	
Front Range Aquatech	2935	9/26/2021	11.76		\$ 11.76	
Mailing Services Inc	15529	8/10/2021	243.86		\$ 243.86	
Signal 88, LLC	3498079	8/16/2021	980.18		\$ 980.18	
Susemihl, McDermott & Downie, P.C	33582	6/30/2021	2,053.25		\$ 2,053.25	
Susemihl, McDermott & Downie, P.C	33609	7/31/2021	1,923.00		\$ 1,923.00	
Treatment Technology	TT31386	9/1/2021	1,000.00		\$ 1,000.00	
Walker Schooler District Managers	6882	9/15/2021	6,521.90		\$ 6,521.90	
Weisburg Landscape Maintenance	43086	8/19/2021	249		\$ 249.00	
Weisburg Landscape Maintenance	43061	8/31/2021	4,350.00		\$ 4,350.00	
					\$ -	
					\$ -	
					\$ -	
<b>TOTAL</b>			<b>\$ 43,109.89</b>	<b>\$ -</b>	<b>\$ 43,109.89</b>	

**TOTAL FOR ALL FUNDS**

\$ 43,109.89

\_\_\_\_\_, Director



**Ventana Metropolitan District**  
**Balance Sheet**  
As of August 31, 2021

	Aug 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1110 · Kirkpatrick Bank	879,333.73
<b>Total Checking/Savings</b>	879,333.73
Accounts Receivable	
1-1230 · Property Taxes Receivable	2,587.52
<b>Total Accounts Receivable</b>	2,587.52
<b>Other Current Assets</b>	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	1,411.50
<b>Total Other Current Assets</b>	34,153.09
<b>Total Current Assets</b>	916,074.34
<b>Fixed Assets</b>	
Property and Equipment	
Community Improvements	441,980.56
<b>Total Property and Equipment</b>	441,980.56
1590 · Construction in Progress	
Engineering	435.00
OPRIC	738,692.00
Rivers Ventana LLC	3,972,866.28
<b>Total 1590 · Construction in Progress</b>	4,711,993.28
<b>Total Fixed Assets</b>	5,153,973.84
<b>TOTAL ASSETS</b>	<b>6,070,048.18</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2010 · Accounts Payable	45,697.96
<b>Total Accounts Payable</b>	45,697.96
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Revenue	2,587.52
2030 · Interest Payable	704,143.81
2100 · Payroll Liabilities	1,468.91
<b>Total Other Current Liabilities</b>	708,200.24
<b>Total Current Liabilities</b>	753,898.20
<b>Long Term Liabilities</b>	
Accrued Interest OPRIC	766,739.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
<b>Total Long Term Liabilities</b>	5,969,831.19
<b>Total Liabilities</b>	6,723,729.39
<b>Equity</b>	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-930,685.19
Net Income	252,705.46
<b>Total Equity</b>	-653,681.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>6,070,048.18</b>

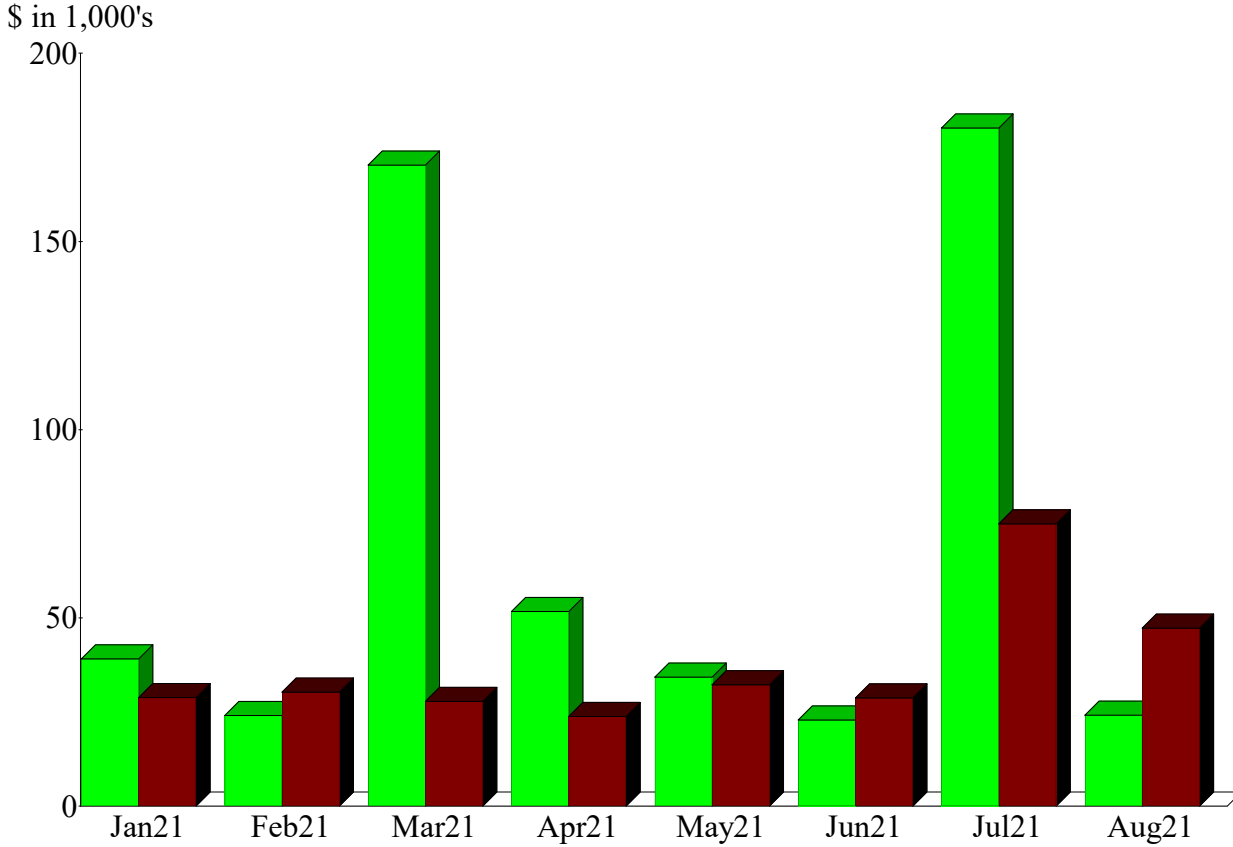
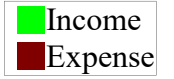
## Ventana Metropolitan District Profit & Loss Budget vs. Actual January through August 2021

	TOTAL				
	Aug 21	Jan - Aug 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Developer Advances	0.00	0.00	98,000.00	-98,000.00	0.0%
<b>Treasurer Taxes</b>					
Delinquent	1.35	43.47			
1-1400 · Current - O&M	14.53	78,166.53	78,722.61	-556.08	99.29%
1-1500 · Specific Ownership - O&M	750.76	5,283.75	5,510.58	-226.83	95.88%
2-1000 · Current- Debt	52.92	284,790.99	286,822.70	-2,031.71	99.29%
2-1200 · Specific Ownership - Debt	2,735.33	19,250.70	20,077.59	-826.89	95.88%
<b>Total Treasurer Taxes</b>	3,554.89	387,535.44	391,133.48	-3,598.04	99.08%
1-1000 · Late Fee	193.69	1,805.00	500.00	1,305.00	361.0%
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	12,258.29	105,444.71	160,000.00	-54,555.29	65.9%
1-1100 · Recreation Center Dues - Other	1,770.65	1,365.30			
<b>Total 1-1100 · Recreation Center Dues</b>	14,028.94	106,810.01	160,000.00	-53,189.99	66.76%
1-1200 · Trash Service	5,405.24	41,892.19	68,400.00	-26,507.81	61.25%
1-1300 · Rental Security Deposit	800.00	2,200.00			
1-1600 · Park Fee Advance	0.00	3,007.95			
1-180 · Covenant Violation Fine	215.00	1,495.09	500.00	995.09	299.02%
3-1300 · Park Permit Fee	0.00	1,824.00	72,360.00	-70,536.00	2.52%
<b>Total Income</b>	24,197.76	546,569.68	790,893.48	-244,323.80	69.11%
<b>Gross Profit</b>	24,197.76	546,569.68	790,893.48	-244,323.80	69.11%
<b>Expense</b>					
<b>Treasurer's Fee</b>					
1-1450 · O&M-Treasurer's Collection Fee	0.22	1,172.64	1,180.84	-8.20	99.31%
2-1050 · Debt-Treasurer's Collection Fee	0.81	4,272.38			
<b>Total Treasurer's Fee</b>	1.03	5,445.02	1,180.84	4,264.18	461.11%
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	265.76	3,322.78			
1-2000 · Recreation Center					
1-2300 · Utilities	11,700.97	31,551.28	35,000.00	-3,448.72	90.15%
1-2301 · Management/ Operations	0.00	0.00	5,000.00	-5,000.00	0.0%
1-2302 · Cleaning Service	1,301.85	10,956.78	16,800.00	-5,843.22	65.22%
1-2305 · Security	1,960.36	8,457.56	12,000.00	-3,542.44	70.48%
1-2306 · Maintenance/ Repairs	265.00	1,355.00			
1-2310 · Supplies	0.00	1,123.25	4,000.00	-2,876.75	28.08%
1-2000 · Recreation Center - Other	0.00	221.85			
<b>Total 1-2000 · Recreation Center</b>	15,228.18	53,665.72	72,800.00	-19,134.28	73.72%
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	1,812.22	4,315.17	8,000.00	-3,684.83	53.94%
1-2030 · Summer Operations	3,300.00	6,525.00	15,000.00	-8,475.00	43.5%
1-2040 · Water	165.00	165.00	250.00	-85.00	66.0%
1-2050 · Repair/ Maintenance	430.00	730.00	5,000.00	-4,270.00	14.6%
<b>Total 1-2001 · Pool Expense</b>	5,707.22	13,235.17	35,750.00	-22,514.83	37.02%
1-6160 · Dues and Subscriptions	0.00	725.05	1,000.00	-274.95	72.51%
1-6180 · Insurance	0.00	824.00	12,500.00	-11,676.00	6.59%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	4,599.00	49,753.25	75,000.00	-25,246.75	66.34%
1-6210 · Utilities	8,507.04	39,662.27	60,000.00	-20,337.73	66.1%
<b>Total 1-6200 · Park/ Landscape</b>	13,106.04	89,415.52	135,000.00	-45,584.48	66.23%

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

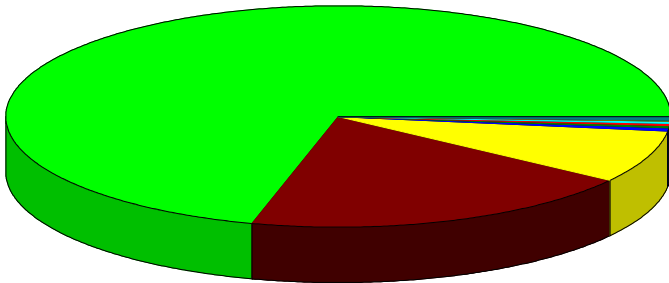
	<b>TOTAL</b>				
	<u>Aug 21</u>	<u>Jan - Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
1-6490 · Office Supplies	0.00	596.44	3,000.00	-2,403.56	19.88%
1-6620 · Rental Security Deposit Refund	1,000.00	1,800.00			
<b>2-6075 · Bond Expense</b>					
2-6079 · Formation	0.00	1,920.50			
2-6080 · Legal	0.00	9,796.50			
<b>Total 2-6075 · Bond Expense</b>	<u>0.00</u>	<u>11,717.00</u>			
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	2,442.94	29,272.01			
<b>6570 · Professional Fees</b>					
1-2500 · Trash Service	5,033.00	29,984.44	50,000.00	-20,015.56	59.97%
1-2701 · District Management	2,250.00	18,000.00	27,000.00	-9,000.00	66.67%
1-2705 · VCC - Covenant Enforcement	2,250.00	18,000.00	27,000.00	-9,000.00	66.67%
1-6572 · Legal Fees	0.00	7,097.75	10,000.00	-2,902.25	70.98%
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%
<b>Total 3-1500 · Construction Management</b>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>-50,000.00</u>	<u>0.0%</u>
3-2702 · Engineering	0.00	0.00	200,000.00	-200,000.00	0.0%
<b>Total 6570 · Professional Fees</b>	<u>9,533.00</u>	<u>73,082.19</u>	<u>364,500.00</u>	<u>-291,417.81</u>	<u>20.05%</u>
<b>Total Expense</b>	<u>47,284.17</u>	<u>291,500.90</u>	<u>1,609,080.84</u>	<u>-1,317,579.94</u>	<u>18.12%</u>
	-23,086.41	255,068.78	-818,187.36	1,073,256.14	-31.18%
<b>Other Income</b>					
7030 · Other Income	0.00	223.17			
<b>Total Other Income</b>	<u>0.00</u>	<u>223.17</u>			
<b>Other Expense</b>					
8010 · Other Expenses	0.00	2,586.49	10,000.00	-7,413.51	25.87%
<b>Total Other Expense</b>	<u>0.00</u>	<u>2,586.49</u>	<u>10,000.00</u>	<u>-7,413.51</u>	<u>25.87%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>-2,363.32</u>	<u>-10,000.00</u>	<u>7,636.68</u>	<u>23.63%</u>
<b>Net Income</b>	<u><u>-23,086.41</u></u>	<u><u>252,705.46</u></u>	<u><u>-828,187.36</u></u>	<u><u>1,080,892.82</u></u>	<u><u>-30.51%</u></u>

Income and Expense by Month  
January through August 2021



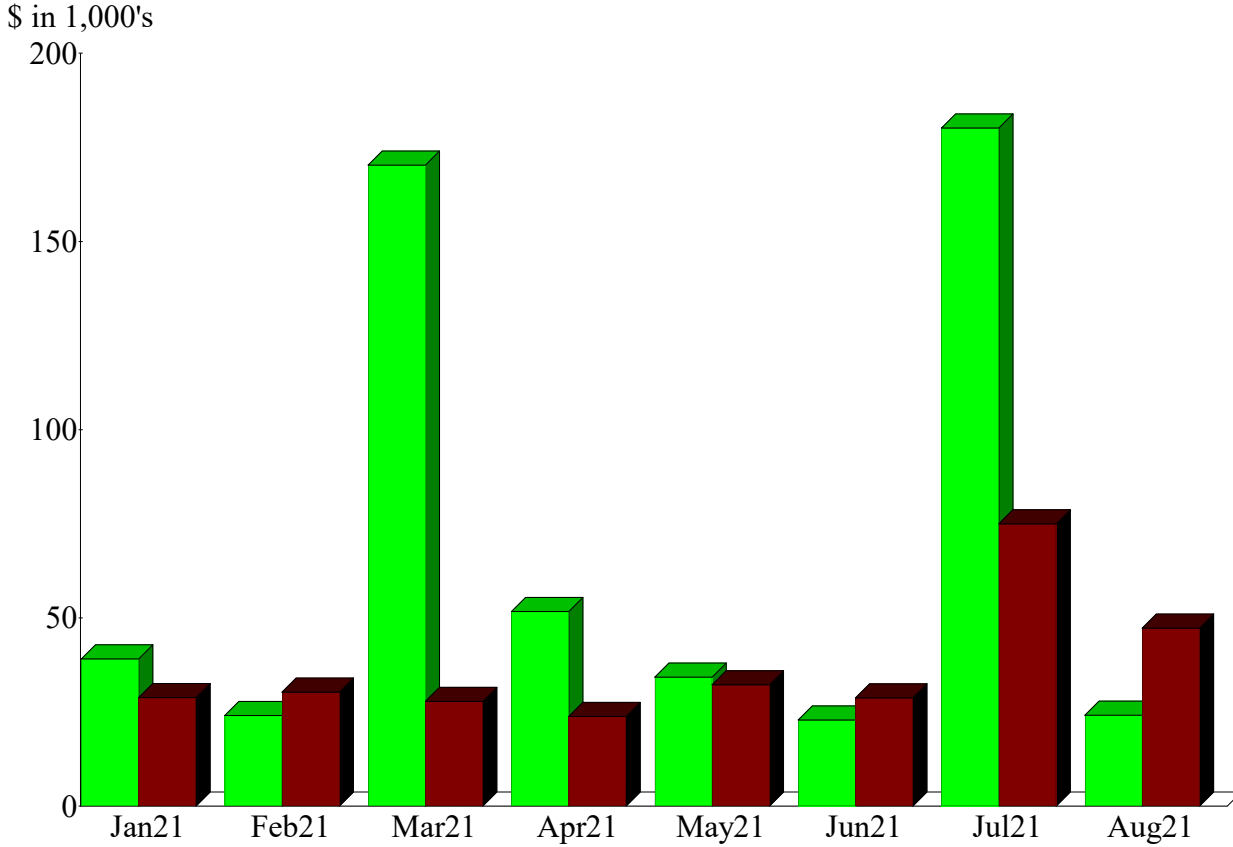
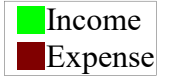
Income Summary  
January through August 2021

Treasurer Taxes	70.87%
1-1100 · Recreation Center Dues	19.53
1-1200 · Trash Service	7.66
1-1600 · Park Fee Advance	0.55
1-1300 · Rental Security Deposit	0.40
3-1300 · Park Permit Fee	0.33
1-1000 · Late Fee	0.33
1-180 · Covenant Violation Fine	0.27
7030 · Other Income	0.04
<b>Total</b>	<b>\$546,792.85</b>



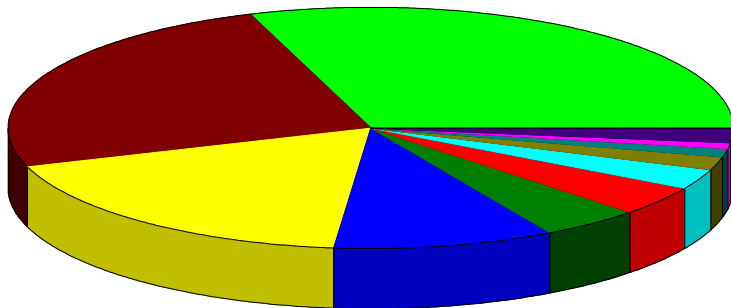
By Account

Income and Expense by Month  
January through August 2021



Expense Summary  
January through August 2021

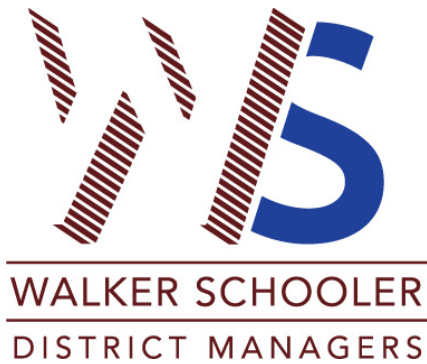
1-6200 · Park/ Landscape	30.40%
6570 · Professional Fees	24.85
1-2000 · Recreation Center	18.25
6560 · Payroll Expenses	9.95
1-2001 · Pool Expense	4.50
2-6075 · Bond Expense	3.98
1-1700 · Audit	2.86
Treasurer's Fee	1.85
1-1900 · Copies & Postage	1.13
8010 · Other Expenses	0.88
Other	1.34
<b>Total</b>	<b>\$294,087.39</b>



By Account







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**MEMORANDUM**

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**TO:** VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS  
**FROM:** REBECCA HARDEKOPF  
**SUBJECT:** MONTHLY MANAGERS REPORT FOR SEPTEMBER 8, 2021 MEETING  
**DATE:** SEPTEMBER 1, 2021  
**CC:** KEVIN WALKER  
BOARD PACKET

Management matters

- Monthly newsletter went out September 2, 2021 (attached)

Recreation Center Update

- Pool Closing:
  - Pool officially closed as of 9/7/2021
- Recreation Center Operations

Landscape Maintenance Status/ Review

- Mosquito Control/ Over watering
- Filling 6 landscape is projected to turn over next August.

VCC Matters

- Violations issued to date 2021:
  - 408 Violations have been issued to-date.
  - 16 of them remain open and receiving fines.
  - 1 violation remains open from previous years.

### List of Possible Capital Improvements

Based on survey response these are requested improvements for the community and Board Members response (ongoing support into cost analysis)

<b>Improvement Item</b>	<b>Board Approval</b>	<b>Cost Estimate (*not including labor)</b>	<b>Proposal Status</b>
Umbrellas/ Shade for Pool	In Favor	\$100-\$400/ each umbrella	See Attached
More Dog Stations	In Favor	(*need proposal from Contractor)	Pending quote from landscaper
Drainage Engineer	Already in process	(*need proposal from Contractor)	Kevin is working with Engineer
Offer “sign-up” service to maintain front properties while they are deployed	In Favor	(*need proposal from Contractor)	Pending quote from landscaper
Agility course along trail	Requested quote	(*need proposal from Contractor)	Pending quote from landscaper
Shade for Park	Requested quote	\$5,000 - \$20,000 + (*need proposal from Contractor)	Pending quote from contractor
Storage for Pool items in winter	Requested quote	\$5,000 - \$20,000 + any permits with the City/ County	Received response and Developer will plan on this improvement
Sauna	Requested quote	\$5,000 - \$10,000 + (*need proposal from Contractor)	Postpone until District has funding
Bubble building over Pool/ Spa to keep open year-round	Look into further	\$5,000 - \$20,000 +(*need proposal from Contractor)	Postpone until District has funding
Lighting at the corner of Cadenza and Hidden Prairie	Requested quote	(*need proposal from Contractor & Electric Company)	pending quote from contractors
Upgrade Security Camera system	Requested Quote		Pending quote from contractor (DataVoice)

**Commercial Grade Shade/ Covering for Pool/ Park: (see attached report)**

For the all-metal shelter options, the range of project cost to include the shelter, freight and installation would run between \$30,000 to \$40,000 depending on style. The 20' x 24' gable shelter is the lower end of the pricing and the 20' square hip shelter would be on the higher end.

For shades, you're looking at a project total in the range between \$13,000 - \$16,000 for a 20' square shade including freight and installation. The 20' (4) post hip shade and single post 20' square umbrella are on the lower side of that estimate and the 20' square cantilever umbrella is on the higher side.

General pricing above does not include any permitting (if required), and assumes normal digging conditions for installing the large footings required for shades. No concrete cutting, special digging conditions, nor concrete flatwork is included in that estimated pricing.

If you are looking at a maximum budget of around \$10k, you want to consider shades in a 10' or 12' square size. Let me know if you have any other questions. Thanks!

Jennifer VanWormer, M.Ed., CPSI



(970)420-6796

[www.goplayplaygrounds.com](http://www.goplayplaygrounds.com)

8/11/2021 –  
Hi Rebecca,

I am attaching the warranty and maintenance information for the shades and shelters for your reference. The manufacturer recommends that shade canopies be removed during the winter months since they do not carry a snow load. All-metal shelters do not typically require maintenance.

Replacements shade fabric canopies are quoted individually on a per case basis by the manufacturer. Pricing is based on the size of the canopy, of course. Currently, most small canopy fabric replacement runs around \$950 and the larger sizes can be upwards of \$1700. We have been supplying and installing Superior Shades for 14 years now and do not often get calls for replacement shade fabric. They hold up very well!

Please let me know if you have any other questions. Thanks!

Jennifer VanWormer, M.Ed., CPSI



(970)420-6796

[www.goplayplaygrounds.com](http://www.goplayplaygrounds.com)



## WARRANTY

### **General Conditions:**

- The warranty set forth shall be the purchaser's sole and exclusive warranty.
- All warranties below are effective from the date of installation by Superior Shade, its subsidiaries or agents.
- Superior Shade reserves the right to repair or replace any item covered by this warranty.
- This warranty will be void if the structures are not paid for in full.
- The warranty is void if the structures are not installed in strict compliance with the manufacturer specifications.
- Purchaser shall notify Superior Shade or its agent in writing detailing any defect for which a warranty claim is being made.
- Superior Shade shall not in any event be liable for indirect, special, consequential or liquidated damages.
- Superior Shade specifically denies the implied warranties of fitness for a particular purpose and merchantability.
- The warranty is void if any changes, modifications, additions or attachments are made to the structures or fabric without the written consent of the manufacturer.
- No signs, objects, ornaments, fans, lights, fixtures or decorations may be hung from the top part of the structure, unless specifically designed and engineered by the manufacturer. These items may interfere with the fabric causing the warranty to be voided.

### **Thread:**

- Superior Shade warrants its sewing thread for a period of eight years.
- This warranties that the sewing thread will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather and water.
- All other warranties are disclaimed.
- Labor for the removal, installation and/or freight charges, or tops with damage caused by thread will only be covered in instances where Superior Shade had installed the shade structures. In all cases where shade structures were not installed by Superior Shade or its agents, all labor for the removal, installation and/or freight will be at the customers' expense and the warranty will only be applicable to the repair or replacement of the defective materials.

## **Fabric:**

- Superior Shade fabrics carry a ten-year manufacturer's warranty from the date of installation against failure from significant deterioration, breakdown, outdoor heat, cold or discoloration with the exception of the umbrella shade structures which carry a three-year warranty.
- All fabric curtains, valences and flat vertical panels are not covered under the warranty.
- Fabric is not warranted where it is installed on a structure that is not engineered and built by Superior Shade or its agents.
- This warranty shall be void if damage to or failure to the shade structure is caused by contact with chemicals, misuse, vandalism or any act of God, including but not limited to, ice, snow or wind in excess of the applicable building code parameters.
- All fabric tops are warranted for sustained winds up to 76mph (hurricane force 1) and for gusts of up to 3 seconds duration up to 90mph with no snow or ice accumulation.
- The structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces or ridge beams.
- Labor for the removal, installation and/or freight charges will be covered in full for a period of **twelve months** where the shade structures supplied and installed by Superior Shade are defective. In all cases where the shade structures are not installed by Superior Shade or its agents, all labor for the removal, installation and/or freight will be at the customers' expense and the warranty will only be applicable to the repair or replacement of the defective materials.
- Superior Shade reserves the right, in cases where certain fabric colors have been discontinued, to offer the customer a choice of available colors to replace the warranted fabric of the discontinued color. The company does not warranty that any particular color will be available for any period of time and reserves the right to discontinue any color for any reason it may determine, without recourse by the owner of the discontinued fabric color.

## **Steel:**

- The structural steel frames are covered for a period of twenty (20) years against failure due to rust corrosion or faulty workmanship.
- Workmanship and painted surfaces are warranted for a period of twelve months. This warranty shall be void if damage to the steel frame or paint is caused by contact with chemicals, misuse, vandalism or any act of God, including but not limited to, ice, snow or wind in excess of the applicable building code parameters.

**Acts of Nature:**

- This warranty does not cover natural disasters, such as earthquakes, shifts of terrain or tornados. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued.
- Structures are warranted for winds up to 145mph only if shade canopies have been removed as per requirement set forth above in the **Fabric** paragraph. Removal and reinstallation must be performed by an authorized Superior Shade installer unless otherwise specified in writing.

**Installation:**

- Labor for the removal, installation and/or freight charges will only be covered in instances where Superior Shade or its agents have installed the shade structures. In all cases where units were not installed by Superior Shade or its agents, all labor for the removal, installation and/or freight will be at the customers' expense and the warranty will only be applicable to the repair or replacement of the defective materials.

## APPENDIX A PROPER CARE, MAINTENANCE AND SAFE REMOVAL OF THE SHADE CANOPY

### THINGS TO AVOID

**SNOW, ICE and HIGH WINDS:** Remove the canopy in winter conditions, ice and snow load are not covered by the warranty. The same goes for winds in excess of hurricane force 1.

**SHARP OBJECTS:** Always avoid dragging the fabric across surfaces, etc. Roll or fold the fabric and carry it. Avoid sharp objects, bolts, snags, and other protrusions including mounting hardware.

**OBSTRUCTIONS:** Keep foliage, such as tree limbs, shrubbery, bushes, etc. trimmed back and away from fabric at least three to four feet.

**SOURCES OF HEAT:** Also avoid contact with heat sources such as hot lights, torches, and avoid using grilles, etc. under the fabric.

### CLEANING THE FABRIC

The fabric itself is generally maintenance free with the exception of necessary removal due to weather or seasonal requirements. The fabric does not harbor mildew or mold, but residues may. Residues such as tree sap, leaves, bird droppings, dust & dirt, etc. may need to be removed. To clean the fabric, use water and mild soap. A soft mop or soft broom may also be used. Cleaners that do not contain hydrocarbons, solvents, bleach or ammonia may be used. Use of solvents, hydrocarbons, bleach, and ammonia type cleaners will void the fabric warranty. A pressure washer may be used if necessary using a wide-spray nozzle.

### CABLES AND HARDWARE

It is recommended that the cables be replaced if corrosion is visible, or every 3 to 4 years whichever comes first. The cable ends must be wrapped with tape to secure any wires thus preventing the wires from tearing the fabric. Taping must be done when removing old cable as well as when installing new cable. Clamps should be replaced when the cable is replaced.

If the cable appears slack on a still day (no wind), immediately have the cable and clamps retightened by a qualified person. The cable should not be slack.

### GLIDE ELBOWS

Lubricate glide elbows annually, and before operating. A waterproof grease is recommended such as a lithium based grease or anti-seize thread lubricant.

### STORAGE

Fabric must be stored in clean dry place free from snags, sharp edges, etc. The storage area must be rodent-free. Wrap all hardware fittings with rags, etc. as they can damage the fabric.

## UNINSTALLING THE SHADE CANOPY

### NECESSARY CARE

It is important to take **necessary care** when handling the fabric during removal and installation to prevent damage to the fabric as well as **SAFE control of the fabric in a breeze or wind**. The fabric is tough and engineered for use as a shade, but it can tear or cut when or if pulled over a snag or sharp item; it can puncture from bolts or other protruding objects; and it can melt from things like cigarettes, matches, hot torch tips, sparks and the like. In addition, care must be exercised to avoid the fabric hooks after the fabric is unhooked from the elbow corners and sides of the structure where there are intermediate supports. It is best to wrap any connected mounting hardware to prevent it from harming the fabric.

## PROPER AND SAFE

Based on the size of the canopy, several persons may be needed to **properly and safely handle** the fabric during the uninstalling process. You will need several commercial ladders or other means to work safely at heights such as scissor lifts, etc. It is advised that you pad the post side of the ladder and tie the ladder to the post. The pad is to protect the post finish. Also keep in mind that every 100 square feet of fabric (10' X 10') weighs approximately five pounds; a large canopy can get heavy fast. For proper control of the fabric, read below. It is best to remove the fabric on a still day. **Do not attempt to remove the canopy in strong or gusty winds.**

## INSTALLATION IN REVERSE

Refer to the **Installation Instructions pages 7 and 8 (enclosed)**. Determine which style elbows (corners) are installed on your structure. Begin on page 8, at either Step 11 or Step 9 - depending on which style elbow is on your structure. In general, uninstalling the canopy means following these pages in reverse. **Do not attempt to remove the canopy in strong or gusty winds.**

**1. For shade structures with Standard Elbows,** loosen the turnbuckle several turns in order to put enough slack in the cable to allow the fabric and cables to unhook from all the elbow hooks. **Attach 3/8" or larger ropes** to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables from each corner.

On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. It may help to wrap the rope around a column to help hold it from getting caught in the wind. Fold the fabric back away from the hooks.

Now it will be necessary to remove the cable clamps to allow the cable to be free from the structure and the turnbuckle. If the cable ends are frayed, wrap them with tape. NOTE: It is usually not necessary nor is it recommended that the cable be removed from the canopy.

With a person on each rope, starting at the windy side, gently pull the canopy down in between the framework of the structure. The side away from the wind can be guided with the ropes toward the persons pulling the canopy down.

IMPORTANT HINT: It is important when reinstalling the canopy, that it is put back in its original orientation to the structure. Starting at the turnbuckle corner, the fabric and cable corners should be returned to their original positions.

**2. For shade structures with Glide Elbows,** remove the protective covers from the ends of the glide elbows. Then, using the proper wrench, turn the hex nuts on the end of the Glide Elbow to run the glide hooks to their top most position. Do not loosen the cable clamps, leave the cable intact. **Attach 3/8" ropes** to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the wind and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables.



On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. Fold the fabric back away from the hooks.

It is a good idea to put the Glide Elbow protective covers back in place. NOTE: With Glide Elbow installations it is not necessary to loosen or remove the cable clamps nor to remove the cable from the canopy. If the cable ends are frayed, wrap them with tape.

IMPORTANT HINT: When uninstalling the canopy, mark or identify the corner of origin in such a way that when reinstalling the canopy, it is put back in its original orientation to the structure. The fabric and cable corners should be returned to their original positions when reinstalling the canopy. The cable and fabric should tighten properly when the glide elbows are adjusted down into their tension positions.

**3. For shade sails equipped with fans**, loosen the adjustable threaded rod several turns in order to put enough slack in the cable to allow the shackle pin to be removed (do not remove the pins until the fabric corners have been secured with ropes). **Attach 3/8" or larger ropes to each corner** of the fabric and fan before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the shackle from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the shackles and lower the fabric and cables to the ground.

### **REINSTALLING HINTS**

**Using the same rope technique**, install from the windy side (if it is breezy) making sure to secure these ropes to the posts. Then, throw the remaining corner ropes over the structure and gently pull the canopy into position. The cables and fabric corners can now be hooked on the hooks (and cable guides if so equipped). Next reinstall the clamps if applicable and tightened the cable with the turnbuckle or the Glide Elbows. **Do not attempt to install the canopy in strong or gusty winds.**

For help call Superior Shade at 1-888 829 8997

See Install instructions pages 7 & 8 attached

# **SHADE STRUCTURE MATERIAL SPECIFICATIONS**

Rev. 10/8/2012



## **1.01 FABRIC SPECIFICATIONS**

- A. UV shade fabric is made of UV stabilized cloth manufactured by ALNET, or approved equal.
- B. The high density polyethylene material shall be manufactured with tensioned fabric structures in mind.
- C. The fabric knit is to be made using monofilament and tape filler which has a weight of 9.38 to 10.32 oz. sq. yd. Material to be Rachel-knitted to ensure material will not unravel if cut.
- D. Burst strength of 828 lbf (ASTM 3786).
- E. Cloth meets fire resistance tests as follows:
  - Alnet Extra Block: California State Fire Marshall Reg. #F-93501
  - Others: NFPA 701-99 (Test Method 2)
  - ASTM E-84
- F. Fabric Properties:

<b>STRETCH</b>	<b>STENTORED</b>
Tear Tests (lbs/ft)	WARP 44.8 WEFT 44
Burst Tests (lbs ft)	828
Fabric Weight (oz/sqFT) avg	1.02 to 1.07
Fabric Width	9'-10"
Roll Length	150'
Roll Size	63" x 16.5"
Weight	120 lbs.
Life Expectancy	10 years
Fading Note	Minimum fading after 6 years. 3 years for Red and Yellow.
Temperature	- 77 degrees
Maximum Temperature	+167 degrees

## **1.02 THREAD**

- A. Shall be 100% expanded PTFE fiber which carries a 10 year warranty that is high strength and low shrinkage.
- B. Shall have a wide temperature and humidity range.
- C. Abrasion resistant and UV radiation immunity.
- D. Shall be unaffected by non-hydrocarbon based cleaning agents, acid rain, mildew, rot, chlorine, saltwater, and pollution.
- E. Lockstitch thread – 1200 Denier or equal.
- F. Chain stitch thread – 2400 Denier or equal.

## **1.03 STEEL TUBING**

- A. All fabricated steel must be in accordance with approved shop drawings and calculations.
- B. All steel is cleaned, degreased or etched to ensure proper adhesion of powder-coat in accordance with manufacturer's specifications.
- C. All Steel used on this project needs to be new and accompanied by the mill certificates if requested. Structural steel tubing up to 5"-7" Gage shall be galvanized per Allied Steel FLO-COAT specifications. Schedule 40 black pipe fabrications shall be sandblasted and primed as described below.
- D. All non-hollow structural shapes comply with ASTM A-36, unless otherwise noted.
- E. All hollow structural steel shapes shall be cold formed HSS ASTM A-53 grade C, unless otherwise noted.
- F. Plate products shall comply with ASTM A-36.

## **1.04 POWDER COATING & PRIMING**

- A. All non-galvanized steel shall be sandblasted and primed prior to powder coating using brown fused aluminum oxide grit and the following primer.
- B. All non-galvanized steel must be coated with rust inhibiting primer prior to applying the powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp. E396 – GR1372 epoxy powder coating semi-gloss smooth zinc rich primer.

- C. Welds shall be primed with rust inhibiting primer prior to applying the powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp E396-GR1372 epoxy powder coating semi-gloss smooth zinc rich primer.
- D. All steel parts shall be coated for rust protection and finished with a minimum 3.5 mil thick UV-inhibited weather resistant powder coating.
- E. Characteristics: Powder used in the powder-coat process shall have the following characteristics:

N.3.1	Specific gravity	1.68+/-0.05
N.3.2	Theoretical coverage	114+/- 4 ft <sup>2</sup> /lb/mil
N.3.3	Mass loss during cure	< 1%
N.3.4	Maximum storage temperature	75 degrees F

- F. Powder-coating shall meet the following tests:

ASTM	Gloss at 60 degree	85-95
HOI TM 10.219	PCI Powder smoothness	7
ASTM D2454-91	Over-bake resistance time	200%
ASTM D3363-92A	Pencil hardness	H-2H
ASTM D2794-93	Dir/Rev Impact, Gardner	140/140 in/lbs
ASTM D3359-95B	Adhesion, cross hatch	5B Pass
ASTM D522-93A	Flexibility Mandrel	1/4" dia. No fracture
ASTM B117-95	Salt Spray	1,000 hours
UL DtOV2	Organic coating steel enclosures, elect eq.	Recognized

- G. Application Criteria:

N.5.1	Electrostatic spray cold	Substrate:0.032 in. CRS
N.5.2	Cure Schedule	10 minutes at 400 degrees F
N.5.3	Pretreatment	Bonderite 1000
N.5.4	Film Thickness	3.5 Mils

## 1.05 WELDING

- A. All shop welds shall be executed in accordance with the latest edition of the American Welding Society Specifications.
- B. Welding procedures shall comply in accordance with the AWS D1.1-AWS Structural Welding Code-Steel.

- C. All welds to be performed by a certified welder. All welds shall be continuous where length is not given, unless otherwise shown or noted on drawings.
- D. All welds shall develop the full strength of the weaker member. All welds shall be made using E70xx.035 wire.
- E. Shop connections shall be welded unless noted otherwise. Field connections shall be indicated on the drawings. Field –welded connections are not acceptable.
- F. All fillet welds shall be a minimum of 1/4” unless otherwise noted.
- G. All steel shall be welded shut at terminations to prevent internal leakage.
- H. Internal weld sleeving is not acceptable.
- I. On-site welding of any component is not acceptable.

## **1.06 SEWING**

- A. On-site sewing of a fabric will not be accepted.
- B. All corners shall be reinforced with extra non-tear cloth and strap to distribute the load.
- C. The perimeters that contain the cables shall be double lock stitched.

## **1.07 INSTALLATION HARDWARE**

- A. Bolt and fastening hardware shall be determined based on calculated engineering loads.
- B. All bolts shall comply with SAE-J429 (Grade 8) or ASTM A325 (Grade BD). All nuts shall comply with ASTM F-594, alloy Group 1 or 2.
- C. Upon request, Stainless Steel hardware shall comply with ASTM A-304.
- D. 1/4” galvanized wire rope shall be 7x19 strand with a breaking strength of 7,000 lbs. for shades generally under 575 sq. ft. unless requested larger by the customer. For shades over 575 sq. ft., cable shall be 5/16” with a breaking strength of 9,800 lbs. Upon request, 1/4” Stainless Steel wire rope shall be 7x19 strand with a breaking strength of 6,400 lbs. 5/16” Stainless Steel wire rope shall be 7/19 strand with a breaking strength of 9,000 lbs.
- E. All fittings required for proper securing of the cable are hot dipped galvanized.

## 1.08 CONCRETE

- A. Concrete work shall be executed in accordance with the latest edition of American Concrete Building Code ACI 318 unless specified by the governing municipality.
- B. Concrete specifications shall comply in accordance with, and detailed as per plans as follows:
  - 1. 28 Days Strength  $F'c = 2500$  psi
  - 2. Aggregate: HR
  - 3. Slump: 3-5
  - 4. Portland Cement shall conform to C-150
  - 5. Aggregate shall conform to ASTM C-33
- C. All reinforcement shall conform to ASTM A-615 grade 60.
- D. Reinforcing steel shall be detailed, fabricated and placed in accordance with the latest ACI Detailing Manual and manual of Standard Practice
- E. Whenever daily ambient temperatures are below 80 degrees Fahrenheit, the contractor may have mix accelerators and hot water added at the batch plant (See Table 1).
- F. The contractor shall not pour any concrete when daily ambient temperature is below 55 degrees Fahrenheit.

Temperature Range	% Accelerator	Type Accelerator
75-80 degrees	1%	High Early (non calcium)
70-75 degrees	2%	High Early (non calcium)
Below 70 degrees	3%	High Early (non calcium)

## 1.09 FOOTINGS

- A. All anchor bolts set in new concrete shall be ASTM A-307, or ASTM F-1554 if specified by engineer.
- B. All anchor bolts shall be zinc plated unless specified otherwise.
- C. Footing shall be placed in accordance with and conform to engineered specifications and drawings.

# **SHELTER MAINTENANCE MANUAL**

**INTRODUCTION:** the nature of our shelters and site furnishing products is such that there isn't a need for constant upkeep and maintenance. Our products should be, for the most part, "maintenance free", requiring little or no maintenance for many years.

## **Things to look for:**

As we do not provide installation we cannot be 100% positive that our products have been assembled and installed correctly. Our customers should verify final installation against our set-up details for assurance of accuracy.

We recommend that our steel framed shelter customers keep a watchful eye on the shelter as the weeks and months pass, periodically checking for tightness of bolts, paint scrapes from installation, scars or rust patches. Keep your touch up paint accessible for rust prevention. Remember small rust areas exposed through scratches and scrapes can, in time increase greatly in size and become unsightly. See the following for better descriptions and procedures.

**STEEL:** The structural steel components are designed as such that there will be no maintenance required. The one exception is the protective finish. See "Paint" below.

**PAINT:** During the assembly process some scrapes and scratches may have occurred. These will require touching up. Also, over time, normal use may create more scratches. Follow the standard paint procedures listed on any spray paint can. However, there is one very important thing to remember:

\*\*Remove all loose paint, grease, oil and/or rust. Lightly sand surrounding paint for good adhesion.

**HARDWARE:** The majority of the hardware is hidden and cannot be adjusted. The hardware that is visible should be checked for tightness and for vandalism attempts at least twice a year. The standard tightness should be done by hand tightening the loose bolts and then using a wrench for ½ to 1 full turn.

**WOOD:** The majority of the wood that is included with our shelter is not exposed directly to the elements. Therefore, maintenance should be minimal. However, the T&G decking should be inspected three times a year to assure that no damage is being done by the weather. The wood that is exposed directly to the elements will be pressure treated or cedar. If desired, a protective coat of weather sealing stain can be applied. Follow the recommendations of the stain manufacturer in regards to quantity and frequency of application.

**CLEANING:** Use a MILD cleaning solution, and hand-wipe periodically to maintain "like new" appearance.

**STATEMENT:** If any issue arises that was not covered within this manual, please contact SRP Structures.



### Superior Rec. Limited Warranty and Limitations

Superior Rec. provides a 10-year pro-rated limited warranty from shipping date with the following limitations. Superior Rec. limits its warranty to the supply of materials that will assemble according to sealed engineered drawings and installation instructions, and can be assembled with normal expertise and with tools required and found in the construction trades. It is expressly understood that Superior Rec.'s liability be limited to repair or replacement of nonconforming material at time of delivery.

Superior Rec. does not warrant product for defects caused by erection, harsh site conditions, lack of maintenance, and/or other conditions beyond Superior Rec.'s control. Superior Rec. will not be held responsible for any materials that were not properly stored prior to installation. Superior Rec. reserves the right to void the limited warranty if it not installed per the installation instructions and/or unauthorized modifications.

Superior Rec. shall not be held liable for field alterations. Superior Rec. shall only be liable for meeting the building code indicated on the sealed engineered drawings.

Any replacement part under warranty is warranted for the remaining original warranty period or six (6) months, whichever is longer.

Under certain conditions (snow, wind, and the like), Fabric tops may be required to be taken down. The sealed engineered drawings and installation instructions will need to be referenced for design parameters. Superior Rec. shall not be responsible to cover damage caused by failure to remove the top as required.

This Limited Warranty supersedes all other warranties expressed or implied.

The warranty on items not manufactured by Superior Rec. (i.e. metal roofing, shingles, wood shelters, fabric and thread as applicable), will be as passed through Superior Rec.'s supplier as per their warranty; contact Customer Service for this Supplier Warranty.

This Limited Warranty is conditional upon payment in full to Superior Rec. within terms. Liability under this Warranty is limited in that it shall not exceed the original sales price of the components as supplied by Superior Rec..





### **Poli-5000 Paint System 10 Year Limited Warranty for Structural Steel Shelters**

This limited warranty is for the factory applied Poli-5000 powder coating. Poli-5000 powder coat paint system by Superior Rec. of Holland, Michigan has been applied to steel entirely as an ‘in-house’ process. Poli-5000 finish has been applied over hot rolled structural steel parts and has been tested to meet or exceed the ASTM Standards illustrated in Figure 1.

This pro-rated limited 10 year warranty is intended to define the obligations and limitations of the purchaser as well as the obligations and limitations of the supplier. This limited warranty is only valid if Superior Rec. has been paid in full for the cost of the shelter.

Damage occurring from shipping, erection, vandalism, accidents, or field modifications will require field touch-up immediately and periodically thereafter, which is not covered in this limited warranty.

Exposed nuts and bolts will either be supplied with a light plating or powder coating. It is the responsibility of the contractor to paint and/or touch up the nuts and bolts after erection and these must be maintained by the customer.

The 10-year limited warranty will exclude buildings erected at sites where salt air, corrosive environment, high humidity or sprinkler systems come in contact with the shelter.

Failure to maintain finish system with annual touch-up and documented maintenance procedures will void the limited warranty.

Not covered by this limited warranty are acute angles, end plates, and other accessories that are prone to minor defects on occasions and will require touch-up by owner.

Failure of the coating will be defined when at least 8% of the total coated surface has significant loss of performance or appearance characteristics when compared to the original finish. Rust stains from roof trim, screws, and screw holes do not constitute a failure.

If a claim is made for paint failure a complete document must be provided by the owner. If a site visit is required by Superior Rec. the travel expenses will be covered by the customer prior to travel taking place. However, should the failure be determined to be under the limited warranty the customer will be reimbursed for these expenses.

In the case of a failed paint system, Superior Rec. will repaint the structure with its best in-house system providing that the owner dismantles the structure and returns it to Superior Rec.. Superior Rec. will refinish the structure and ship it back to job site at their expense. The refinishing will not extend the original warranty of the paint system. The owner is responsible for erecting the building at their expense. As an alternative, Superior Rec. will pay customer up to the cost of the original paint system on a pro-rated basis for time left of the 10 year limited warranty.



**Poli-5000 Finish System Performance and Specifications**

**Figure 1**

<b>Test Description</b>	<b>Test Method</b>	<b>Poli-5000 Results</b>
Salt Spray Resistance	ASTM B 117/ ASTM D 1654 Method 2 (scraping)	10,000 hours, no creep from scribe line, rating of 10
Humidity	ASTM D2247-02	5,000 hours with no loss of adhesion or blistering
Light UV/ Resistance	ASTM G154-04 2000 hours exposure. Alternate cycles (4 hours UVC and 4 hours condensation)	a) No chalking b) 75% color retention c) Color variation-maximum 3.0 E variation CIE formula (before and after 2,000 hours exposure)
Stain Resistance	ASTM D1308-02e1 24 hours exposure with 10% concentration	No stain from following: Mustard, Tannic Acid, Catsup, Citric Acid, Coffee, Tartaric Acid, Pepsi Cola, Beer, Oleic Acid, Lactic Acid, Orange Juice
Scratch Resistance	Hoffman Scratch Hardness Tester	No substrate appearance with 1,000 gram load
Adhesion	ASTM D3359-02	ASTM Class 4B rating or better
Resistance Impact	ASTM D2794-93	10 in.-lbs. w/o cracking
Hardness	ASTM D3363-92a	2H min-no indentation
Flexibility	ASTM D522-93a	1/8" no cracking/loss of adhesion at bend
Abrasion	Taber abraser CS10 Wheel (1,000 mg load)	14 mg. max weight loss per cycle
Solvent Resistance	50+ MEK rubs	Minimal to no dulling or color removal



## Rebecca Hardekopf

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**From:** Rosa McCormick <rosa@fountaincolorado.org>  
**Sent:** Friday, August 20, 2021 8:28 AM  
**To:** Rebecca Hardekopf  
**Cc:** Kevin Walker; Jennifer Herzberg  
**Subject:** RE: Bus Stop

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, September 1, 2021 9:00 AM  
**Flag Status:** Flagged

Good Morning,

Ben, Assistant City Engineer, and I stopped by the club house yesterday. We found a fairly flat spot on Old Pueblo Road south of the entrance. South of the steps from Old Pueblo Road that leads to the clubhouse. It is also close to the future development of Ventana South. This would be a perfect spot for a bus stop. I decided against a shelter because Ventana has beautiful landscape and I don't want to take away from that with a shelter that can block the view. So we would like to put a concrete pad and new bench at this location.



*Rosa McCormick*, ADAC

Public Works Assistant, ADA/Transit Coordinator

City of Fountain

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