

# FAIRWAYS METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032

## NOTICE OF REGULAR MEETING AND AGENDA OF THE BOARD OF DIRECTORS OF THE FAIRWAYS METROPOLITAN DISTRICT AND OF THE WASTEWATER UTILITY ENTERPRISE

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Wilmer “Catt” Wilson	President	2027/May 2027
Doug Bacon	Vice President	2025/May 2025
Jeff Reh	Treasurer	2027/May 2027
Scott A. Hemphill	Assistant Secretary	2025/May 2025
Douglas Wendel	Assistant Secretary	2025/May 2025
David Solin	Secretary	
John Pavlovic	Director Emeritus	

DATE: October 29, 2024 (Tuesday)

TIME: 5:00 P.M.

PLACE: THIS DISTRICT BOARD MEETING WILL BE HELD BY ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN VIA:

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

### Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fgdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

## I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per speaker.
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## II. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda; confirm location of meeting and posting of meeting notices.
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- C. Review and approve Minutes of the August 5, 2024 Special Meeting (enclosure).

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- D. Consider Regular Meeting dates for 2025 (suggested dates are January \_\_, April \_\_, July \_\_ and October \_\_, 2025). Review and consider approval of Resolution No. 2024-10-01; Annual Resolution.

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III. FINANCIAL MATTERS

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

Fund	Period ending Aug. 31, 2024	Period ending Sept. 30, 2024
General	\$ 4,016.28	\$ 3,931.69
Capital	\$ -0-	\$ -0-
Enterprise	\$ 33,610.96	\$ 11,085.29
<b>Total Claims</b>	<b>\$ 37,687.24</b>	<b>\$ 15,016.98</b>

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- B. Review and accept the unaudited financial statements and cash position schedule for the period ending September 30, 2024 (enclosure).

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- C. Consider engagement of Dazzio & Associates, PC for preparation of 2024 Audit, in the amount of \$\_\_\_\_\_ (to be distributed).

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- D. Conduct Public Hearing to consider Amendment to 2024 Budget (if necessary) and consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures.

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- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – preliminary AV, draft 2025 Budget, and Resolutions).

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- F. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

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- G. Consider appointment of District Accountant to prepare the 2026 Budget, and set the date of the Budget Hearing as \_\_\_\_\_, 2025.
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IV. LEGAL MATTERS

- A. Consider adoption of Resolution No. 2024-10-\_\_; Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (to be distributed). Self-Nomination forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss status of Memorandum of Understanding with Lake Valley Golf Club.
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V. ENGINEERING / OPERATIONS MATTERS

- A. Operator’s Report.
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1. Review Monthly Status Reports.
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2. Discuss Infiltration Study and manhole sealing.
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3. Discuss numbering aerator cowlings.
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- B. Engineer’s Report.
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VI. OTHER MATTERS

- A. Discuss status of the extra pond covers.
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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

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

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE FAIRWAYS METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WASTEWATER UTILITY ENTERPRISE HELD AUGUST 5, 2024

A Special Meeting of the Board of Directors of the Fairways Metropolitan District (the “District”) and the Board of Directors of the Wastewater Utility Enterprise (referred to hereafter collectively as the “Board”) was duly called and held on Monday, the 5<sup>th</sup> day of August, 2024, at 5:00 p.m. The District Board meeting was held via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Wilmer “Catt” Wilson  
Douglas Wendel  
Doug Bacon  
Jeff Reh  
Scott A. Hemphill

#### Also In Attendance Were:

David Solin and Diana Garcia; Special District Management Services, Inc.

Gabrielle Begeman; ORC Water Professionals, Inc. (“ORC”) (for a portion of the meeting)

### COMMUNITY COMMENTS

Community Comments: There was no public in attendance and no community comments were made.

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: Mr. Solin noted that a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. There were no additional disclosures made.

### ADMINISTRATIVE MATTERS

Confirm Quorum: Mr. Solin confirmed the presence of a quorum.

## RECORD OF PROCEEDINGS

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**Agenda:** Mr. Solin reviewed with the Board a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Designation of Posting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote unanimously carried, the Board determined to conduct the meeting by electronic means via Zoom video/telephone conference, and encouraged public participation via Zoom. The Board noted that notice of this meeting and Zoom participation information was duly posted, and that it had not received any objections to the telephonic meeting or any requests that the meeting be changed by taxpaying electors within the District’s boundaries.

**Minutes:** Mr. Solin reviewed with the Board the Minutes of the April 23, 2024 Regular Meeting.

Following discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Board approved the Minutes of the April 23, 2024 Regular Meeting, as presented.

### **FINANCIAL MATTERS**

**Claims:** The Board reviewed the payment of claims through the periods ending as follows:

Fund	Period ending April 30, 2024	Period ending May 31, 2024	Period ending June 30, 2024	Period ending July 31, 2024
General	\$ 6,656.40	\$ 7,174.45	\$ 3,717.63	\$ 8,117.50
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Enterprise	\$ 18,587.07	\$ 6,543.80	\$ 4,603.48	\$ 16,767.65
<b>Total Claims</b>	<b>\$ 25,243.47</b>	<b>\$ 13,718.25</b>	<b>\$ 8,321.11</b>	<b>\$ 24,885.15</b>

Following review and discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims, as presented.

**Unaudited Financial Statements and Cash Position Schedule:** Mr. Solin presented the unaudited financial statements and schedule of cash position for the period ending June 30, 2024.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position schedule for the period ending June 30, 2024.

**Reserve Fund:** The Board discussed the need for a Reserve Fund, and how to determine the balances needed.

Following review and discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Board appointed Director Bacon and Director Reh to liaise with Mr. Marcotte on a Reserve Stud Report. Mr. Solin was directed to obtain a proposal from Mr. Marcotte for the preparation of a report.

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### **LEGAL MATTERS**

**Memorandum of Understanding (“MOU”) between the District and Lake Valley Golf Club (“LVGC”):** The Board discussed the Memorandum of Understanding with Lake Valley Golf Club. Mr. Solin was directed to work on obtaining Pond 8 pipe ownership clarification from Attorney George.

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### **ENGINEERING/ OPERATIONS MATTERS**

**Monthly Operations Reports from ORC Water Professionals, Inc. (“ORC”):** The Board reviewed the Monthly Operation Reports from ORC. Ms. Begeman discussed the need for a new flowmeter at Pond 8.

Following review and discussion, upon motion duly made by Director Bacon, second by Director Wendel and, upon vote, unanimously carried, the Board approved a new flowmeter to be installed by ORC at Pond 8 in the amount of \$6,000.00.

*Infiltration Study and Manhole Sealing:* Ms. Begeman updated the Board on the Infiltration Study and Manhole Sealing.

*Numbering Aerator Cowlings:* The Board discussed numbering aerator cowlings. Mr. Solin will follow up with Ms. Begeman on options for signage, if needed.

*Maintenance Records on Aerators:* The Board discussed the maintenance records on the aerators. Ms. Begeman noted that she maintain records on each aerator.

**Engineer’s Report:** There was no report at this time.

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### **OTHER MATTERS**

**Extra Pond Covers:** The Board discussed disposition of the extra pond covers. It was noted that there were known entities to accept them at this time.

## RECORD OF PROCEEDINGS

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Director Bacon noted the presence of cattails around the ponds.

**Special District Grant Accessibility Act – S. 4673:** The Board discussed supporting the Special District Grant Accessibility Act – S. 4673.

Following review and discussion, upon motion duly made by Director Bacon, seconded by Director Wendel and, upon vote, unanimously carried, the Board approved supporting the Special District Grant Accessibility Act – S. 4673.

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### **ADJOURNMENT**

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

Respectfully submitted,

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

## RESOLUTION NO. 2024-11-01

### RESOLUTION OF THE BOARD OF DIRECTORS OF THE FAIRWAYS METROPOLITAN DISTRICT ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

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

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

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

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

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

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

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



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

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

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

3. That regular meetings of the District Board for the year 2023 shall be held on January \_\_, 2025, April \_\_, 2025, July \_\_, 2025 and October \_\_, 2025 at 5:30 p.m., via Zoom.

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

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

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

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, That, the District has established a District website, <https://fairwaysmd.colorado.gov/>, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) Lake Valley Mailbox Board – All four Bulletin Boards: Fairways Drive, Niblick Drive, Golf Club Drive and Spyglass Lane, Longmont, Colorado

10. Doug Wendel, or his/her designee, is hereby appointed to post the above-referenced notices.

**[signature page follows]**

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

RESOLUTION APPROVED AND ADOPTED on October 29, 2024.

**FAIRWAYS METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

Fairways Metropolitan District  
August-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter Inc	80166225	7/30/2024	7/30/2024	\$ 3.88	Plant Maintenance & Repair	4-750
Diversified Underground, Inc.	30282	7/31/2024	7/31/2024	\$ 110.00	Utilities	4-790
Guildner Pipeline Maintenance, Inc	12155	11/17/2023	11/17/2023	\$ 15,201.25	Jetting & Televising	4-783
Lake Valley Golf Club	2024 August	8/13/2024	8/13/2024	\$ 550.00	LVGC Maintenance Agreement	4-786
ORC Water Professionals, Inc	270695	7/31/2024	7/31/2024	\$ 234.00	Permits and Testing	4-780
ORC Water Professionals, Inc	270695	7/31/2024	7/31/2024	\$ 12,087.07	Plant Maintenance & Repair	4-750
ORC Water Professionals, Inc	270695	7/31/2024	7/31/2024	\$ 1,082.55	Plant Operator	4-755
ORC Water Professionals, Inc	270695	7/31/2024	7/31/2024	\$ 444.00	Chemicals	4-782
Path Point Merchant Services Llc	400743 07.2024	7/31/2024	7/31/2024	\$ 150.65	Billing Service	1-616
Special District Management Services	Jul-24	7/31/2024	7/31/2024	\$ 6.00	Supplies and Expenses	1-690
Special District Management Services	Jul-24	7/31/2024	7/31/2024	\$ 489.00	Billing Service	1-616
Special District Management Services	Jul-24	7/31/2024	7/31/2024	\$ 1,311.10	Accounting	1-612
Special District Management Services	Jul-24	7/31/2024	7/31/2024	\$ 1,301.40	Administrative Services	1-614
Spencer Fane, LLP	1309626	7/31/2024	7/31/2024	\$ 652.00	Legal	1-675
UNCC	224070608	7/31/2024	7/31/2024	\$ 7.74	Utilities	4-790
Xcel Energy	886117985	7/17/2024	7/17/2024	\$ 3,890.47	Utilities	4-790
Xpress Bill Pay	INV-XPR014591	7/31/2024	8/5/2024	\$ 166.13	Billing Service	1-616
				\$ 37,687.24		

Fairways Metropolitan District  
August-24

	General	Capital	Enterprise	Totals
Disbursements	\$ 4,076.28	\$ -	\$ 33,610.96	\$ 37,687.24
Payroll	\$ -			\$ -
Total Disbursements from Checking Acct	\$ 4,076.28	\$ -	\$ 33,610.96	\$ 37,687.24

Fairways Metropolitan District  
September-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter Inc	80169318	8/29/2024	8/29/2024	\$ 3.88	Plant Maintenance & Repair	4-750
CO Dept of Public H & E	WU251171470	8/9/2024	8/9/2024	\$ 1,501.00	Permits and Testing	4-780
CO Dept of Public H & E	WU251171513	8/9/2024	8/9/2024	\$ 1,025.00	Permits and Testing	4-780
Diversified Underground, Inc.	30509	8/31/2024	8/31/2024	\$ 275.00	Utilities	4-790
Douglas A. Wendel	8/5/2024- Meeting	9/17/2024	9/17/2024	\$ 92.35	Director Fees Payable	1-314
Lake Valley Golf Club	2024 September	9/17/2024	9/17/2024	\$ 550.00	LVGC Maintenance Agreement	4-786
ORC Water Professionals, Inc	270799	8/31/2024	8/31/2024	\$ 234.00	Permits and Testing	4-780
ORC Water Professionals, Inc	270799	8/31/2024	8/31/2024	\$ 1,230.00	Plant Maintenance & Repair	4-750
ORC Water Professionals, Inc	270799	8/31/2024	8/31/2024	\$ 1,082.55	Plant Operator	4-755
ORC Water Professionals, Inc	270799	8/31/2024	8/31/2024	\$ 1,404.00	Chemicals	4-782
PVS DX INC.	DE73000523-24	6/30/2024	6/30/2024	\$ 100.00	Chemicals	4-782
Path Point Merchant Services Llc	400743 08.2024	8/31/2024	8/31/2024	\$ 118.20	Billing Service	1-616
Scott A. Hemphill	8/5/2024- Meeting	9/17/2024	9/17/2024	\$ 92.35	Director Fees Payable	1-314
Special District Management Services	Aug-24	8/31/2024	8/31/2024	\$ 9.29	Supplies and Expenses	1-690
Special District Management Services	Aug-24	8/31/2024	8/31/2024	\$ 592.00	Billing Service	1-616
Special District Management Services	Aug-24	8/31/2024	8/31/2024	\$ 1,023.80	Accounting	1-612
Special District Management Services	Aug-24	8/31/2024	8/31/2024	\$ 1,754.50	Administrative Services	1-614
Spencer Fane, LLP	1317160	8/31/2024	8/31/2024	\$ 125.00	Legal	1-675
UNCC	224080621	8/31/2024	8/31/2024	\$ 15.48	Utilities	4-790
Wilmer Wilson	8/5/2024- Meeting	9/17/2024	9/17/2024	\$ 92.35	Director Fees Payable	1-314
Xcel Energy	890444438	8/16/2024	8/16/2024	\$ 3,664.38	Utilities	4-790
Xpress Bill Pay	INV-XPR015464	8/31/2024	9/5/2024	\$ 31.85	Billing Service	1-616
				\$ 15,016.98		

Fairways Metropolitan District  
September-24

	General	Capital	Enterprise	Totals
Disbursements	\$ 3,654.64	\$ -	\$ 11,085.29	\$ 14,739.93
Payroll	\$ 277.05			\$ 277.05
Total Disbursements from Checking Acct	\$ 3,931.69	\$ -	\$ 11,085.29	\$ 15,016.98

**FAIRWAYS METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**September 30, 2024**

	<b>Rate</b>	<b>Operating</b>	<b>Enterprise</b>	<b>Total</b>
<b>Checking:</b>				
Cash in Checking-1st Bank		\$ (94,473.19)	\$ 151,622.57	\$ 57,149.38
<b>Investments:</b>				
Cash in Bank-ColoTrust	5.2684%	241,884.99	(4,282.18)	237,602.81
1st Bank Liquid Asset	0.9900%	74,111.70	12,172.64	86,284.34
<b>TOTAL FUNDS:</b>		\$ 221,523.50	\$ 159,513.03	\$ 381,036.53

**2024 Mill Levy Information**

General Fund	2.484
Total Certified Mill Levy	2.484

**Board of Directors**

Wilmer Wilson  
Douglas Wendel  
Jeffrey Reh  
Scott A. Hemphill  
Douglas P. Bacon

\* authorized signer on checking account

**FAIRWAYS METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**September 30, 2024**



**FAIRWAYS METROPOLITAN DISTRICT**  
**Combined Balance Sheet- All Fund Types**  
**September 30, 2024**

	<b>General</b>	<b>Enterprise</b>	<b>Total</b>
<b>Assets</b>			
Cash in Checking-1st Bank	\$ (94,473)	\$ 151,623	\$ 57,149
Cash in Bank-ColoTrust	241,885	(4,282)	237,603
1st Bank Liquid Asset	74,112	12,173	86,284
Xpress Deposit Account	4,258	-	4,258
Accounts Receivable-Customer	-	92,512	92,512
Total Current Assets	225,781	252,025	477,806
<b>Capital Assets</b>			
Sewer Treatment System	-	4,212,831	4,212,831
Accumulated Depreciation	-	(2,207,026)	(2,207,026)
Total Capital Assets	-	2,005,805	2,005,805
<b>Total Assets</b>	<b>\$ 225,781</b>	<b>\$ 2,257,830</b>	<b>\$ 2,483,611</b>
<b>Liabilities</b>			
Payroll Taxes Payable	\$ 207	\$ -	\$ 207
2013 CWPA Loan	-	781,847	781,847
2016 CWPA Loan	-	224,100	224,100
2018 CWPA Loan	-	134,125	134,125
Total Liabilities	207	1,140,072	1,140,278
<b>Fund Balance</b>			
Net Investment Capital Assets	-	865,734	865,734
Fund Balance	184,805	90,450	275,255
Current Year Earnings	40,770	78,500	119,270
Total Fund Balances	225,575	1,034,684	1,260,259
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 225,781</b>	<b>\$ 2,257,830</b>	<b>\$ 2,483,611</b>

**FAIRWAYS METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2024**  
**General Fund**

	Period Actual	2024 YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
<b>Revenues</b>					
Property Taxes	\$ 25,515	\$ 86,215	\$ 83,017	\$ 3,198	103.9%
Specific Ownership Taxes	591	1,986	3,500	(1,514)	56.7%
Interest Income	3,434	8,735	2,750	5,985	317.6%
<b>Total Revenues</b>	<u>29,541</u>	<u>96,935</u>	<u>89,267</u>	<u>7,668</u>	<u>108.6%</u>
<b>Expenditures</b>					
Accounting	3,494	16,512	20,500	3,988	80.5%
Administrative Services	3,767	11,291	26,500	15,209	42.6%
Audit	5,300	5,300	6,000	700	88.3%
Billing Service	2,111	6,934	8,250	1,316	84.0%
Director's Fees	300	900	1,200	300	75.0%
Election	-	68	-	(68)	-
Insurance & Bonds	-	8,548	8,750	202	97.7%
Legal	1,157	4,211	8,000	3,789	52.6%
Payroll Taxes	23	207	92	(115)	224.5%
Miscellaneous	273	779	1,500	721	52.0%
Supplies and Expenses	20	171	2,500	2,329	6.9%
Treasurer's Fees	379	1,244	1,245	1	99.9%
Contingency	-	-	20,000	20,000	0.0%
Emergency Reserve	-	-	2,678	2,678	0.0%
<b>Total Expenditures</b>	<u>16,824</u>	<u>56,165</u>	<u>107,215</u>	<u>51,050</u>	<u>52.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	12,717	40,770	(17,948)	58,718	
Beginning Fund Balance	212,858	184,805	173,026	11,779	
<b>Ending Fund Balance</b>	<u>\$ 225,575</u>	<u>\$ 225,575</u>	<u>\$ 155,078</u>	<u>\$ 70,497</u>	

**FAIRWAYS METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Funds Available - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2024**  
**Enterprise Fund**

	Period Actual	2024 YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
<b>Revenues</b>					
Sewer Service Fees	\$ 85,858	\$ 248,371	\$ 333,267	\$ (84,896)	74.5%
Interest	-	371	50	321	741.6%
<b>Total Revenues</b>	<u>85,858</u>	<u>248,742</u>	<u>333,317</u>	<u>(84,575)</u>	<u>74.6%</u>
<b>Expenditures</b>					
Engineering	-	180	16,000	15,820	1.1%
Insurance & Bonds	-	-	4,750	4,750	0.0%
Plant Maintenance & Repair	18,731	36,233	65,000	28,767	55.7%
Plant Operator	3,248	7,578	19,250	11,672	39.4%
Permits and Testing	3,810	6,198	12,750	6,552	48.6%
Chemicals	6,990	15,619	37,250	21,631	41.9%
Jetting & Televising	15,201	15,201	15,000	(201)	101.3%
Collection System Repair	-	-	16,000	16,000	0.0%
LVGC Maintenance Agreement	1,650	4,950	6,600	1,650	75.0%
Utilities	11,834	32,266	35,000	2,734	92.2%
2013 CWPA Loan Principal	-	39,092	78,185	39,093	50.0%
2016 CWPA Loan Principal	-	8,300	16,600	8,300	50.0%
2018 CWPA Loan Principal	-	4,625	9,250	4,625	50.0%
Plant & System Upgrades	-	-	20,000	20,000	0.0%
Capital Contingency	-	-	40,000	40,000	0.0%
<b>Total Expenditures</b>	<u>61,464</u>	<u>170,242</u>	<u>391,635</u>	<u>221,393</u>	<u>43.5%</u>
Excess (Deficiency) of Revenues Over Expenditures	24,394	78,500	(58,318)	136,818	
Net Investment Capital Assets	865,734	865,734	-	865,734	
Beginning Funds Available	144,556	90,450	68,590	21,860	
<b>Ending Funds Available</b>	<u>\$ 1,034,684</u>	<u>\$ 1,034,684</u>	<u>\$ 10,272</u>	<u>\$ 1,024,412</u>	



**Cynthia Braddock**

PO Box 471, 13<sup>th</sup> and Pearl  
Boulder, Colorado 80306-0471

Phone: (303) 441-3530

FAX: (303) 441-4996

[www.BoulderCountyAssessor.org](http://www.BoulderCountyAssessor.org)



August 22, 2024  
**AUG 27 2024**

Fairways Metro District  
Lisa Johnson  
141 Union Blvd Ste #150  
Lakewood, CO 80228-1898

This is to certify that, as of August 22nd, per C.R.S. 39-5-128(1) the assessed value of the Fairways Metro District, for the purpose of taxation for the year 2024 is:

33,418,076

This valuation is subject to change by the County Board of Equalization (C.R.S. 39-8-107(2)), the State Board of Assessment Appeals (C.R.S. 39-2-125), the State Board of Equalization (C.R.S. 39-9-103), and the correction of errors by the Assessor or Treasurer (C.R.S. 39-5-125.2).

Values listed in the enclosed Certification letter are **preliminary values and should not be used to determine your budget and/or mill levy for next year.**

These values reflect reductions in value for SB24-233. Values may shift depending on any possible special legislative session or the outcomes of ballot initiatives 50 and/or 108.

If you have any questions about the value or other information on this letter, need to update your district contact information please contact Erin Gray at [egray@bouldercounty.org](mailto:egray@bouldercounty.org).

Sincerely,

Cynthia Braddock  
Boulder County Assessor

County Tax Entity Code 050701

CERTIFICATION OF VALUATION BY BOULDER COUNTY ASSESSOR

DOLA LGID/SID \_\_\_\_\_ / \_\_\_\_\_

FWMD

New Tax Entity [ ] YES [X] NO

Date: August 21, 2024

NAME OF TAX ENTITY: FAIRWAYS METRO DIST GENERAL OPERATING

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

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

Table with 11 rows of valuation items and their corresponding dollar amounts, including 'PREVIOUS YEAR'S NET TOTAL ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL ASSESSED VALUATION'.

† This value reflects personal property exemption IF enacted by the jurisdiction as authorized by Art . X, Sec. 20(8)(b), Colo. Constitution
\* New Construction is defined as: Taxable real property structures and personal property connected with the structure .
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use forms DLG52 & 52A.
Ⓢ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form (DLG 52B).

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC.20, COLO.CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR :

Table with 7 rows of 'LOCAL GROWTH' valuation items, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 4 rows of deletion items, including 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

†† This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.
\* Construction is defined as newly constructed taxable real property structures.
§ Includes production from a new mines and increase in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ \$0

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

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ \$8,819

\*\* The tax revenue lost to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3). C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

DLG 57 (Rev. 6/21)

**FAIRWAYS METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2023</b>		<b>2024</b>		<b>2025</b>
	<b>Adopted Budget</b>		<b>Adopted Budget</b>		<b>Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 24,552,440	\$	33,420,707	\$	33,418,076
<b>Mill Levy</b>					
General Fund	3.545		2.484		2.877
Temporary Mill Levy Reduction	-		-		-
Refunds and Abatements	-		-		-
<b>Total Mill Levy</b>	<u>3.545</u>		<u>2.484</u>		<u>2.877</u>
<b>Property Taxes</b>					
General Fund	\$ 87,038	\$	83,017	\$	96,144
Temporary Mill Levy Reduction	-		-		-
Refunds and Abatements	-		-		-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 87,038</u>	\$	<u>83,017</u>	\$	<u>96,144</u>

**FAIRWAYS METROPOLITAN DISTRICT**

**GENERAL FUND  
2025 Preliminary Budget**

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	<b>2023 Actual</b>	<b>01/24-06/24 YTD Actual</b>	<b>2024 Adopted Budget</b>	<b>2024 Estimated</b>	<b>2025 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 160,849	\$ 184,805	\$ 173,026	\$ 184,805	\$ 196,343
<b>REVENUE</b>					
Property Taxes	87,064	60,699	83,017	83,017	96,144
Specific Ownership Taxes	3,999	1,394	3,500	2,250	2,500
Interest Income	7,173	5,300	2,750	9,000	3,000
<b>Total Revenue</b>	<b>98,236</b>	<b>67,394</b>	<b>89,267</b>	<b>94,267</b>	<b>101,644</b>
<b>Total Funds Available</b>	<b>259,085</b>	<b>252,199</b>	<b>262,293</b>	<b>279,072</b>	<b>297,987</b>
<b>EXPENDITURES</b>					
Accounting	21,020	13,018	20,500	28,000	28,500
Administrative Services	22,539	7,524	26,500	17,000	18,000
Audit	5,100	-	6,000	5,300	5,750
Billing Service	9,200	4,823	8,250	9,000	9,250
Director's Fees	900	600	1,200	1,200	1,200
Election	1,905	68	-	68	3,000
Insurance & Bonds	3,953	8,548	8,750	8,548	9,000
Legal	5,631	3,055	8,000	8,000	10,000
Payroll Taxes	-	184	92	368	368
Miscellaneous	1,647	506	1,500	1,500	1,500
Supplies and Expenses	1,079	151	2,500	2,500	2,500
Treasurer's Fees	1,307	864	1,245	1,245	1,442
Contingency	-	-	20,000	-	20,000
<b>Total Expenditures</b>	<b>74,280</b>	<b>39,341</b>	<b>104,537</b>	<b>82,729</b>	<b>110,510</b>
<b>TRANSFERS AND OTHER SOURCES (USES)</b>					
Emergency Reserve	-	-	2,678	-	3,049
Transfer from Enterprise Fund	-	-	-	-	-
Transfer to Enterprise	-	-	-	-	40,000
<b>Total Expenditures Requiring Appropriation</b>	<b>74,280</b>	<b>39,341</b>	<b>107,215</b>	<b>82,729</b>	<b>153,559</b>
<b>ENDING FUND BALANCE</b>	\$ 184,805	\$ 212,858	\$ 155,078	\$ 196,343	\$ 144,428

**FAIRWAYS METROPOLITAN DISTRICT**

**ENTERPRISE FUND**

**2025 Preliminary Budget**

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	<b>2023 Actual</b>	<b>01/24-06/24 YTD Actual</b>	<b>2024 Adopted Budget</b>	<b>2024 Estimated</b>	<b>2025 Preliminary Budget</b>
BEGINNING FUND BALANCE	\$ 265,165	\$ 90,450	\$ 68,590	\$ 90,450	\$ 63,782
<b>REVENUE</b>					
Sewer Service Fees	304,027	162,513	333,267	333,267	341,265
Interest	-	371	50	700	50
<b>Total Revenue</b>	<b>304,027</b>	<b>162,884</b>	<b>333,317</b>	<b>333,967</b>	<b>341,315</b>
<b>Total Funds Available</b>	<b>569,192</b>	<b>253,334</b>	<b>401,907</b>	<b>424,417</b>	<b>405,097</b>
<b>EXPENDITURES</b>					
Engineering	3,027	180	16,000	16,000	25,000
Insurance & Bonds	4,282	-	4,750	4,750	5,000
Plant Maintenance & Repair	210,884	17,502	65,000	65,000	60,000
Plant Operator	12,991	4,330	19,250	19,250	20,000
Permits and Testing	10,736	2,388	12,750	12,750	10,000
Chemicals	28,117	8,629	37,250	37,250	25,000
Jetting & Televising	3,089	-	15,000	15,000	18,000
Collection System Repair	-	-	16,000	16,000	16,000
LVGC Maintenance Agreement	6,600	3,300	6,600	6,600	6,600
Utilities	30,660	20,431	35,000	44,000	46,000
Treasurer's Fees	828	-	-	-	-
2013 CWPA Loan Principal	78,185	39,092	78,185	78,185	78,185
2016 CWPA Loan Principal	16,600	8,300	16,600	16,600	16,600
2018 CWPA Loan Principal	9,250	4,625	9,250	9,250	9,250
Plant & System Upgrades	770	-	20,000	20,000	20,000
Capital Improvements-Collection Sys	62,375	-	-	-	5,000
Capital Contingency	-	-	40,000	-	40,000
<b>Total Expenditures</b>	<b>478,742</b>	<b>108,778</b>	<b>391,635</b>	<b>360,635</b>	<b>400,635</b>
<b>TRANSFERS AND OTHER SOURCES (USES)</b>					
Transfer from General Fund	-	-	-	-	40,000
Transfer to General Fund	-	-	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	<b>478,742</b>	<b>108,778</b>	<b>391,635</b>	<b>360,635</b>	<b>400,635</b>
ENDING FUND BALANCE	\$ 90,450	\$ 144,556	\$ 10,272	\$ 63,782	\$ 44,462



**RESOLUTION NO. 2024-11-02**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE FAIRWAYS METROPOLITAN DISTRICT**  
**TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Fairways Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 29, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

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

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

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

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

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Fairways Metropolitan District for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

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

ADOPTED this 29<sup>th</sup> day of October, 2024.

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Secretary

EXHIBIT A  
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Fairways Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Fairways Metropolitan District held on October 29, 2024.

By: \_\_\_\_\_  
Secretary

**RESOLUTION NO. 2024-11-03**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE FAIRWAYS METROPOLITAN DISTRICT**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Fairways Metropolitan District (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on October 29, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

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

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Boulder County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 29<sup>th</sup> day of October, 2024.

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Secretary

**EXHIBIT A**  
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Fairways Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Fairways Metropolitan District held on October 29, 2024.

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Secretary



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

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: September 23, 2024

RE: Notice of 2025 Rate Increase

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

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (2.5%) per hour.

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