

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT WATER ACTIVITY ENTERPRISE HELD JUNE 27, 2018

A regular meeting of the Board of Directors of the Riverdale Peaks II Metropolitan District and the Board of Directors of the Water Activity Enterprise (referred to hereafter as "Board") was convened on Wednesday, the 27th day of June, 2018, at 6:00 P.M., at the Anythink Library, 5877 E. 120th Avenue, Thornton, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Brian Bata
Jeffrey P. Hartman
Annette Peters

Also In Attendance Were:

Lisa A. Johnson and David Solin; Special District Management Services, Inc.

MaryAnn M. McGeady, Esq.; McGeady Becher P.C.

Dawn Schilling; Schilling & Company, Inc.

See list attached for other attendees

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney McGeady noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to 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 the statute. It was noted that all Directors are residents within the District.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

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

Approval of Meeting 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 review, upon motion duly made by Director Hartman, seconded by Director Bata and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries to conduct this meeting, it was determined to conduct the meeting at the above stated location. The Board further noted that notice of this location was duly posted and that they had not received any objections to the location or requests that the meeting place be changed by residents or taxpaying electors within its boundaries.

Designation of 24-hour Posting Location: Following discussion, upon motion duly made by Director Hartman, seconded by Director Bata and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location: On the south east corner of the intersection of 128th Avenue and Wabash Place (the entry to the subdivision).

Resignation of Director: The Board acknowledged the resignation of Kristina Huntsberger effective March 31, 2018. The Board acknowledged her years of dedicated service to the community through her service on the HOA Board and the District Board.

May 8, 2018 Election: Ms. Johnson noted for the Board that the May 8, 2018 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Director Annette Peters deemed elected to a 4-year term ending in May, 2022 and Director Hartman was deemed elected to a 2-year term ending in May, 2020.

Board Vacancies: Ms. Johnson reviewed with the Board the process for appointment of Board members to fill the vacancies on the Board. Mr. Jose expressed an interest in serving. The Board will consider candidates for appointment to fill the vacancies at the next Board meeting.

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Appointment of Officers: Following discussion, upon motion duly made by Director Hartman, seconded by Director Bata and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Brain Bata
Treasurer	Annette Peters
Secretary	David Solin
Assistant Secretary	Jeffrey P. Hartman

Minutes: The Board reviewed the minutes of the November 27, 2017 Joint Special Meeting.

Following discussion, upon motion duly made by Director Bata, seconded by Director Hartman and, upon vote, unanimously carried, the Minutes of the November 27, 2017 Joint Special meeting were approved.

COMMUNITY COMMNETS

Community Comments: Mr. Jose addressed the Board regarding the transition in Management Companies for the HOA and the increased quality of services anticipated to result from the transition. Mr. Jose also addressed the Board regarding the coordination with community residents on the septic tank inspections. Mr. Jose advised the Board of the interest of the HOA in partnering with the District regarding the improvements in the community, as was under discussion between the HOA and the District when Director Huntsberger was on the Board.

The Board expressed its continuing desire to partner with the HOA and its need to balance the use of funds for improving the community at the same time building up reserves in the Water enterprise.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Dec. 13, 2017	Period Ending Jan. 12, 2018	Period Ending Feb. 15, 2018	Period Ending March 13, 2018
General	\$ 7,565.20	\$ 1,272.99	\$ 1,140.83	\$ 1,563.04
Enterprise	\$ 14,419.33	\$ 3,701.05	\$ 3,790.68	\$ 4,840.12
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 21,984.53	\$ 4,974.04	\$ 4,931.51	\$ 6,403.16

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Fund	Period Ending April 13, 2018	Period Ending May 10, 2018
General	\$ 1,021.47	\$ 1,233.56
Enterprise	\$ 3,367.68	\$ 4,178.15
Debt	\$ -0-	\$ -0-
Total	\$ 4,389.15	\$ 5,411.71

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

The Board then considered approval of the payment of claims through the period ending June 12, 2018:

General Fund	\$ 1,159.73
Enterprise	\$ 4,756.37
Debt Service Fund	\$ -0-
Total	\$ 5,916.10

Following discussion, upon motion duly made by Director Peters, seconded by Director Bata and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending June 12, 2018, as presented.

Unaudited Financial Statements/Schedule of Cash Position: Ms. Johnson reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending May 31, 2018.

Following review and discussion, upon motion duly made by Director Hartman, seconded by Director Bata and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending May 31, 2018 as presented.

2017 Audit: Ms. Schilling reviewed the 2017 draft Audit with the Board.

Following review and discussion, upon motion duly made by Director Bata, seconded by Director Hartman and, upon vote, unanimously carried, the Board approved the 2017 Audit, subject to revisions and final review by Legal Counsel, and authorized execution of the Representations Letter.

Final Determination of Inability to Make a Scheduled Bond Payment (Section 32-1-903(3), C.R.S.): Following discussion, the Board acknowledged the District's inability to make the scheduled bond interest payment in June, 2018.

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2019 Budget: The Board discussed preparation of the 2019 Budget.

Following discussion, upon motion duly made by Director Bata, seconded by Director Peters and, upon vote, unanimously carried, the Board appointed the District Accountant to draft the 2019 budget.

The Board also determined to hold the public hearing to consider adoption of the 2019 budget for Wednesday, November 14, 2018, at 6:00 p.m. at the regular meeting location.

AOS Charges: Ms. Johnson reviewed with the Board the status of receipt of AOS fee payments and noted the owner of the vacant lots was current in the payment of all AOS fees.

OPERATIONS AND MAINTENANCE

Property Maintenance: Ms. Johnson provided the Board with an update on the services being provided by Ramey Environmental and noted Jeff Rabas had left the company to pursue a different career path and that Mr. Ramey had hired a person who was in training to assume Mr. Rabas's responsibilities in serving the District.

Road Repairs at Water Treatment Facility: Ms. Johnson advised the Board as to the status of the road repairs at the Water Treatment Facility.

Proposal for Landscape Improvements at Well Site: The Board reviewed a proposal from Neighborhood Lawn Care Inc. for landscape improvements at the well site, in the amount of \$3,175.00.

Following discussion, upon motion duly made by Director Hartman, seconded by Director Peters and, upon vote, unanimously carried, the Board approved the proposal from Neighborhood Lawn Care Inc. for landscape improvements at the well site, in the amount of \$3,175.00.

Water Operations:

Reports from Ramey Environmental Compliance, Inc.: Ms. Johnson reviewed with the Board the Ramey Environmental Compliance, Inc. reports beginning November 2017 through April 2018 regarding the operation of the water system. Copies of the reports are attached hereto and incorporated herein by this reference.

Colorado Department of Public Health and Environment Correspondence Related to TTHM and HAA5 Testing: Ms. Johnson reviewed with the Board the results of

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the CDPHE Sanitary Survey and Ramey adjustments to the system and response to CDPH.

LEGAL MATTERS

There were no legal matters to discuss at this time.

OTHER MATTERS

Mr. Jose advised the Board that all vacant lots had been sold from the prior homebuilder to the current homebuilder. The new homebuilder is under construction, but to the best of his knowledge, none of the homes had yet been conveyed to an owner/occupant.

ADJOURNMENT

There being nothing further for the Board to discuss at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

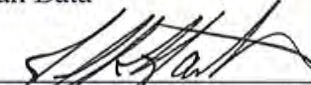
By 

Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL JUNE 27, 2018 MINUTES OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT AND WATER UTILITY ENTERPRISE BY THE BOARD OF DIRECTORS SIGNING BELOW:



Brian Bata



Jeffrey Hartman



Annette Peters

RIVERDALE PEAKS II METROPOLITAN DISTRICT

JUNE 27, 2018

Please print your name, address and phone number and the issue(s) you are interested in addressing at this meeting.

NAME	ADDRESS	TELEPHONE/EMAIL	ISSUE(S) TO BE ADDRESSED
Susan J. De	12595 Valencia St	JL DEPCOMCAST.net 3039943558	
Anissa Fabrizio	12671 Winta St	303-451-8491 AnissaFabrizio@centura.org	
Susan B. Mason	12481 Uinsa	303-255-0584 SUZYBABA@Yahoo.com	



Ramey Environmental Compliance, Inc.
Management and Operation Solutions for
Water and Wastewater Treatment
303-833-5505

PO Box 99, Firestone, Colorado 80520
email: contact.us@RECinc.net
www.RECinc.net

Monthly Activities for November 2017 Riverdale Peaks II

Beginning of the month readings (11/6/17)

Distribution Totalizer:	15,973,222
Irrigation Totalizer:	13,606,040

End of the month readings (12/1/17)

Distribution Totalizer:	15,993,407
Irrigation Totalizer:	13,606,040

11/1/2017: Routine Check: had to re-prime Stenner Pump again. Will replace suction line on next visit 11/6/17.

11/6/2017: Routine Checks completed. Stenner Pump required service and needs a new #2 tube will replace on Wednesday visit to high plains. The Cl₂ residual is acceptable at 0.47 mg/L.

11/15/17: Routine Checks completed. Chlorine order submitted.

11/20/17: Routine Checks completed.

11/29/17: Routine Checks completed.



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Riverdale Peaks II Monthly Activities Report: December 2017

Beginning of the month readings (12/5/17)

Distribution Totalizer:	16,173,900 gal
Irrigation Totalizer:	13,606,040 gal

End of the month readings (1/1/18)

Distribution Totalizer:	16,583,300 gal
Irrigation Totalizer:	13,606,041 gal

12/05/2017: Routine Checks completed. Collected monthly compliance samples and delivered to lab.

12/13/2017: Routine checks completed.

12/20/17: Routine checks completed. Verified all heaters including gen block heater working for upcoming weather advisory.

12/27/17: Routine checks completed.



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Riverdale Peaks II Monthly Activities Report: January 2018

Beginning of the month readings (01/05/18)

Distribution Totalizer:	16,583,300 gal
Irrigation Totalizer:	13,606,041 gal

End of the month readings (1/29/18)

Distribution Totalizer:	16,864,900 gal
Irrigation Totalizer:	13,606,041 gal

01/05/2018: Routine checks completed. On Friday the 5th for monthly flow totals.

01/10/2018: Routine checks completed. Chlorine meter required recalibration off by -0.23. Had to recalibrate twice due to out of range slope adjust error. Second calibration and diagnostics fine membrane change not warranted at this time.

01/18/2018: Routine checks completed. Collected compliance samples and delivered to lab.

01/24/2018: Routine checks completed. Recalibrated inline chlorine meter.

01/29/2018: Routine checks completed.



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Riverdale Peaks II Monthly Activities Report: February 2018

Beginning of the month readings (02/05/18)

Distribution Totalizer:	16,950,800 gal
Irrigation Totalizer:	13,606,041 gal

End of the month readings (2/21/18)

Distribution Totalizer:	17,156,100 gal
Irrigation Totalizer:	13,606,041 gal

02/05/2018: Routine Checks: Found both padlocks on the Water tank cut. Only found one shank to the locks the combination portions of the locks are gone replaced them with one lock from 0866 and the lock from the pump station hatchway. The old keyed locks were still in the pump station so I placed one of those on the pump station hatchway. I was unable to see any foreign material in the water tank and no other sign of unauthorized access was noted other than the cut locks. On the way out of the area I met up with Adams County Sheriff's deputy T. Scully (13-16). She gave me the case number of 18-1099, in discussion with her and answering her questions on the history of the site the vandalism etc. we discussed what steps could be taken. I said that more patrols should probably happen at the site especially on Friday and Saturday nights. As the neighbors had informed me that is when they have seen kids up around the tank in the past. I also said that the Federal charges do apply to this site as it is a community potable water facility.

02/15/18: Routine checks: Checked the top hatch of the Tank again to verify no tampering due to the discovery of road flares on the ground that appeared to have been thrown from the top of the tank. Swept up water from hatch leak. Pulled samples and measured the openings discovered on the inspection for repairs.

02/21/18: Routine checks completed.



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Riverdale Peaks II Monthly Activities Report: March 2018

Beginning of the month readings (03/07/18)

Distribution Totalizer:	17,338,200 gal
Irrigation Totalizer:	13,606,041 gal

End of the month readings (03/28/18)

Distribution Totalizer:	17,635,493 gal
Irrigation Totalizer:	13,606,041 gal

03/07/2018: Showed Dave Mardick around, took all readings and checked generators. Locked all generators except two that we enter for readings.

03/13/2018: Normal checks and readings. Collected Bac-T from 12411 Verbena CL2 was 0.50 mg/L.

03/22/2018: Weekly process checks completed. Cl2 residual was 0.67 mg/L. Changed meter inside to read the same. Couldn't get the door unlocked on the generator to check oil.

03/28/2018: Weekly process checks completed. Cl2 residual on the unit was 0.58 mg/L. Hach meter shows 0.50 mg/L. Adjusted the station unit.



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Riverdale Peaks II Monthly Activities Report: April 2018

Beginning of the month readings (04/04/18)

Distribution Totalizer:	17,740,200 gal
Irrigation Totalizer:	13,608,277 gal

End of the month readings (04/30/18)

Distribution Totalizer:	18,228,700 gal
Irrigation Totalizer:	13,815,585 gal

04/04/2018: Cl2 meter in building is showing 0.38 ppm. Grab sample shows 0.07 ppm. The pump tube in the housing is moving to the outside. Pressed the prime mode on the pump and it didn't seem to make a difference. Residual at 12411 Verbena was 0.11 ppm. Notified main office and Jim White made a trip to replace the Cl2 pump tube/fittings, pump now back online. The Cl2 was 0.35 ppm after replacing tubing, re-priming, and calibrating.

04/10/2018: Weekly process checks completed. Collected BacT from 12725 Uinta. Cl2 residual was 1.00 ppm. Did the readings in the well house. Grab sample was 1.17 ppm compared to 0.57 ppm on the cl2 meter in the vault house.

04/16/2018: Weekly readings completed. Chlorine residual at the well house 1.10 ppm. Adjusted the Cl2 meter to match.

04/24/2018: Weekly checks and readings. Chlorine residual Hach meter is showing 0.24 ppm. The Prominent meter in well house is showing 0.57 ppm. Tried to adjust and now it's showing calibration failure. The Cl2 tank could use a delivery of 100 gal.

04/30/2018: Weekly checks. EP Cl2 was 0.55 ppm. Prominent showed 0.53 ppm. Treatment Tech showed up with Cl2 solution, 55 gal.