

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**

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

Fax: 303-987-2032

<http://riverdalepeaks2md.colorado.gov>

**NOTICE OF JOINT SPECIAL MEETING AND AGENDA  
OF THE BOARD OF DIRECTORS OF THE DISTRICT  
AND OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT  
WATER ACTIVITY ENTERPRISE**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Annette Peters	President	2025/May 2025
Jason C. Jose	Treasurer	2025/May 2025
Sikander Shah	Assistant Secretary	2023/May 2023
<b>VACANT</b>		2023/May 2023
<b>VACANT</b>		2023/May 2023

**DATE:        November 15, 2022 (Tuesday)**

**TIME:        6:30 P.M.**

**PLACE:        Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Join Zoom Meeting  
<https://us02web.zoom.us/j/83158228317?pwd=N2ZOT254UDVuZFZXV0kvT1I2enYyUT09>  
Meeting ID: 831 5822 8317  
Passcode: 157468  
Dial In: 1-719-359-4580

**I.        ADMINISTRATIVE MATTERS**

**A.        Present Disclosures of Potential Conflicts of Interest.**

\_\_\_\_\_

**B.        Confirm Quorum. Approve Agenda, confirm location of the meeting and posting of meeting notices.**

\_\_\_\_\_

**C.        Review and approve the minutes of the July 5, 2022 Joint Special Meeting (enclosure).**

\_\_\_\_\_

- D. Acknowledge resignation of David M. Solin as Secretary to the Board and consider appointment of Steve Beck as Secretary to the Board.
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- E. Discuss business to be conducted in 2023 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, Location and Designating Location for Posting 24-Hour Notices (enclosure).
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- F. Discuss requirements of §32-1-809, C.R.S., and direct staff regarding compliance for 2023 (District Transparency Notice).
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II. COMMUNITY COMMENTS

- A. \_\_\_\_\_

III. FINANCIAL MATTERS

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

Fund	Period Ending July 31, 2021	Period Ending Aug. 31, 2022	Period Ending Sept. 30, 2022	Period Ending Oct 31, 2022
General	\$ 5,372.81	\$ 1,272.33	\$ 2,936.52	\$ 2,272.12
Enterprise	\$ 6,098.46	\$ 6,115.11	\$ 6,606.27	\$ 6,451.48
Debt	\$ -0-	\$ -0-	\$ -0-	\$ 2,000.00
<b>Total</b>	<b>\$ 11,471.27</b>	<b>\$ 7,387.44</b>	<b>\$ 9,542.79</b>	<b>\$ 10,723.60</b>

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- B. Review and accept unaudited financial statements for the period ending September 30, 2022 (enclosure).
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- C. Discuss statutory requirements for an audit. Consider engagement of Schilling & Company, Inc. to perform the 2022 Audit, for an amount not to exceed \$ \_\_\_\_\_ (to be distributed).
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- D. Consider making a final determination regarding the inability to make a scheduled bond payment (Section 32-1-903(3), C.R.S.).
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- E. Conduct public hearing to consider Amendment to 2022 Budget and (if necessary) consider adoption of Resolution to Amend the 2022 Budget and Appropriate Expenditures.  

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- F. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, draft 2023 Budget and resolutions).  

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- G. 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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- H. Discuss and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan (enclosure).  

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- I. Consider appointment of District Accountant to prepare the 2024 Budget and set date for public hearing to adopt the 2024 Budget (\_\_\_\_\_, 2023).  

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IV. OPERATIONS AND MAINTENANCE

- A. Property Maintenance (enclosure).
  - 1. Detention Pond cleanup.  

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  - 2. Landscaping.  

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  - 3. Monument Landscaping.  

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- B. Water Operations.
  - 1. Review reports from Ramey Environmental Compliance, Inc. regarding operation of water system for the months beginning June 2022 through October 2022 (enclosures).  

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V. LEGAL MATTERS

- A. Consider adoption of Resolution Calling a Regular Election for Directors on May 2, 2023, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 24, 2023. Discuss the need for ballot issues and/or questions.
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VI. OTHER MATTERS

- A. \_\_\_\_\_
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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2022.**

Informational Enclosures:

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

## RECORD OF PROCEEDINGS

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**MINUTES OF A JOINT SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
RIVERDALE PEAKS II METROPOLITAN DISTRICT  
AND  
RIVERDALE PEAKS II METROPOLITAN DISTRICT  
WATER ACTIVITY ENTERPRISE  
HELD  
JULY 5, 2022**

A joint special 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, collectively, as the “Board”) was convened on Tuesday, the 5<sup>th</sup> day of July, 2022, at 6:30 P.M. This Joint Special Meeting was held via Zoom without any individuals (neither district representatives nor the general public) attending in person. The meeting was open to the public.

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### **ATTENDANCE**

#### **Directors In Attendance Were:**

Annette Peters  
Jason Jose

#### **Also In Attendance Were:**

David Solin; Special District Management Services, Inc. (“SDMS”)  
MaryAnn M. McGeady, Esq.; McGeady Becher P.C.  
Scott Eilert (for a portion of the meeting); Ramey Environmental Compliance, Inc. (for a portion of the meeting)  
Sikander Shah; Resident

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### **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. Mr. Solin 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. Attorney McGeady noted that all Directors are residents within the District and a Disclosure Statement was filed with the Secretary of State’s office 72-hours prior to the meeting for Director Jose.

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### **ADMINISTRATIVE MATTERS**

**Agenda:** Mr. Solin distributed for the Board's review and approval a proposed Agenda for the Joint Special Meeting.

## RECORD OF PROCEEDINGS

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

**Meeting Location and Posting of Notice:** The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Joint Special Meeting.

Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board determined that the District meetings would be held by video and conference call via Zoom. The Board further noted that notice of the time, date and Zoom information was duly posted and that it has not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Designation of 24-hour Posting Location:** Upon motion duly made by Director Peters, seconded by Director Jose 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 on the District website.

**Results of the May 3, 2022 Regular Director Election:** Mr. Solin noted for the Board that the May 3, 2022 Regular Director Election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Directors Peters and Jose were each elected to three-year terms ending May, 2025.

**Oaths of Office:** Mr. Solin confirmed with the Board that the Oaths of Office were filed with the respective entities as required by statute.

**Board Vacancies:** Mr. Solin noted that there are currently three vacancies on the Board. The Board considered the appointment of eligible elector Sikander Shah to fill one vacancy on the Board of Directors.

Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board appointed Sikander Shah to the Board of Directors.

**Appointment of Officers:** Upon motion duly made by Director Jose, seconded by Director Peters and, upon vote, unanimously carried, the following slate of officers was appointed:

## RECORD OF PROCEEDINGS

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President      Annette Peters  
 Treasurer      Jason Jose  
 Secretary      David Solin  
 Assistant Secretary      Sikander Shah

**December 8, 2021 Special Meeting Minutes:** The Board reviewed the Minutes of the December 8, 2021 Joint Special Meeting.

Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board approved the Minutes of the December 8, 2021 Joint Special Meeting.

**District Website:** Mr. Solin updated the Board on the status of the District website, noting that it is still under development. No action was taken by the Board.

**COMMUNITY  
COMMENTS**

There were no comments.

**FINANCIAL  
MATTERS**

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

Fund	Period Ending Dec. 31, 2021	Period Ending Jan. 31, 2022	Period Ending Feb. 28, 2022	Period Ending March 31, 2022
General	\$ 9,872.99	\$ 1,022.42	\$ 1,679.49	\$ 2,227.05
Enterprise	\$ 6,593.19	\$ 5,818.01	\$ 5,543.72	\$ 4,507.35
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 16,466.18</b>	<b>\$ 6,840.43</b>	<b>\$ 7,223.21</b>	<b>\$ 6,734.40</b>

Fund	Period Ending April 30, 2022	Period Ending May 31, 2022	Period Ending June 30, 2022
General	\$ 1,590.08	\$ 5,083.17	\$ 3,166.66
Enterprise	\$ 5,226.16	\$ 4,772.81	\$ 6,855.89
Debt	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 6,816.24</b>	<b>\$ 9,855.98</b>	<b>\$ 10,022.55</b>

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

**Unaudited Financial Statements and Schedule of Cash Position:** Mr. Solin reviewed the unaudited financial statements of the District setting forth the cash position, investments, budget analysis, and accounts payable vouchers for the

## RECORD OF PROCEEDINGS

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period ending March 31, 2022, and proposed changing signers on the District accounts.

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash position, investments, budget analysis, and accounts payable vouchers for the period ending March 31, 2022 and authorized changing of signers on the District accounts.

**2021 Audit:** Mr. Solin reviewed the 2021 draft Audit with the Board.

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board approved the 2021 draft Audit 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 payment for December 1, 2022.

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### **OPERATIONS AND MAINTENANCE**

#### **Property Maintenance:**

*Detention Pond Cleanup:* Mr. Solin updated the Board on the status of the Detention Pond cleanup. No action was taken.

*Landscaping:* Mr. Solin and the Board discussed 2022 maintenance and 2023 maintenance priorities. No action was taken.

*Monument Landscaping:* Mr. Solin and the Board discussed the Monument landscaping. No action was taken.

#### **Water Operations:**

*Reports from Ramey Environmental Compliance, Inc.:* Mr. Eilert reviewed and discussed with the Board the Ramey Environmental Compliance, Inc. reports regarding the operation of the water system for the months beginning November 2021 through May 2022. Copies of the reports are attached hereto and incorporated herein by this reference.

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## RECORD OF PROCEEDINGS

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### **LEGAL MATTERS**

There were no legal matters for discussion.  
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### **OTHER MATTERS**

There were no other matters for discussion.  
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### **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

**RESOLUTION NO. 2022-11-\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE RIVERDALE PEAKS II 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 the Riverdale Peaks II Metropolitan District (the “**District**”), Adams 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 June \_\_\_\_, 2023 and November \_\_\_\_, 2023 at 6:30 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 has established the following District Website, <https://www.riverdalepeaks2md.Colorado.gov> , and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. 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) Next to Mail Kiosk on Uinta Street

9. Jason Jose, or his designee, is hereby appointed to post the above-referenced notices.

**[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 November 15, 2022.

**RIVERDALE PEAKS II  
METROPOLITAN DISTRICT**

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

Attest:

\_\_\_\_\_  
Secretary

**Riverdale Peaks II Metropolitan District  
July-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Badger Meter	80101508	6/30/2022	7/30/2022	\$ 6.54	Meter Fee	46460
Century Link	997B May 2022	6/4/2022	7/11/2022	\$ 128.24	Utilities	47850
Freedom Mailing Services, Inc.	43102	6/24/2022	7/24/2022	\$ 38.88	Billing	47210
McGeady Becher P.C.	654M 05/2022	5/31/2022	5/31/2022	\$ 185.76	Legal Services	17460
Neighborhood Lawn Care, Inc	3283	7/4/2022	7/11/2022	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	24088	6/22/2022	7/11/2022	\$ 1,033.35	Testing	47260
Ramey Environmental Compliance	24088	6/22/2022	7/11/2022	\$ 1,500.00	Operations	47240
Schilling & Company, Inc	13369	6/30/2022	6/30/2022	\$ 4,100.00	Auditing	17020
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 356.40	District Management	47440
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 140.90	Accounting	47000
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 356.40	District Management	17440
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 44.40	Election Expense	17430
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 45.48	Miscellaneous	17480
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 561.00	Billing	47210
Special Dist Mgmt Srvs	Jun-22	6/30/2022	6/30/2022	\$ 140.90	Accounting	17000
United Power	13813503 June 2022	6/3/2022	6/23/2022	\$ 20.22	Utilities	47850
United Power	13812503 June 2022	6/3/2022	6/23/2022	\$ 20.42	Utilities	47850
United Power	13052501 June 2022	6/24/2022	7/14/2022	\$ 198.75	Utilities	47850
United Power	12902200 June 2022	6/24/2022	7/14/2022	\$ 1,413.09	Utilities	47850
Upper Case Printing, Ink.	18448	6/23/2022	6/23/2022	\$ 91.50	Miscellaneous	47480
Utility Notification Center	222061278	6/30/2022	6/30/2022	\$ 2.60	Miscellaneous	17480
Xcel Energy	784123785	6/15/2022	7/6/2022	\$ 589.17	Utilities	47850
				\$11,471.27		

**Riverdale Peaks II Metropolitan District**  
**July-22**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 5,372.81		\$ 6,098.46	\$ 11,471.27
				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$5,372.81</b>	<b>\$0.00</b>	<b>\$6,098.46</b>	<b>\$11,471.27</b>

**Riverdale Peaks II Metropolitan District  
August-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Badger Meter	80103755	7/29/2022	8/11/2022	\$ 6.54	Meter Fee	46460
CDPHE	FGD20220050	7/26/2022	8/11/2022	\$ 75.00	Miscellaneous	47480
Century Link	997B June 2022	7/4/2022	7/15/2022	\$ 130.36	Utilities	47850
Freedom Mailing Services, Inc.	43291	7/12/2022	8/11/2022	\$ 39.96	Billing	47210
McGeady Becher P.C.	654M 06/2022	6/30/2022	6/30/2022	\$ 200.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3322	8/1/2022	8/12/2022	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	24213	7/22/2022	8/11/2022	\$ 111.60	Testing	47260
Ramey Environmental Compliance	24213	7/22/2022	8/11/2022	\$ 1,500.00	Operations	47240
Ramey Environmental Compliance	24305	8/9/2022	8/12/2022	\$ 571.06	Chemicals & Supplies	47270
Ramey Environmental Compliance	24305	8/9/2022	8/12/2022	\$ 211.20	Testing	47260
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 332.80	District Management	47440
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 117.90	Accounting	47000
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 332.80	District Management	17440
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 29.60	Election Expense	17430
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 88.26	Miscellaneous	17480
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 669.00	Billing	47210
Special Dist Mgmt Srvs	Jul-22	7/31/2022	7/31/2022	\$ 117.90	Accounting	17000
United Power	13052501 July 2022	7/27/2022	8/16/2022	\$ 198.75	Utilities	47850
United Power	12902200 July 2022	7/6/2022	7/26/2022	\$ 1,445.27	Utilities	47850
United Power	13812503	7/6/2022	7/26/2022	\$ 20.42	Utilities	47850
United Power	13813503 July 2022	7/6/2022	7/26/2022	\$ 20.22	Utilities	47850
Utility Notification Center	222071256	7/31/2022	7/31/2022	\$ 6.50	Miscellaneous	17480
Xcel Energy	788174751	7/15/2022	8/4/2022	\$ 665.03	Utilities	47850

\$ 7,387.44

**Riverdale Peaks II Metropolitan District**  
**August-22**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 1,272.33		\$ 6,115.11	\$ 7,387.44
				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$1,272.33</b>	<b>\$0.00</b>	<b>\$6,115.11</b>	<b>\$7,387.44</b>



**Riverdale Peaks II Metropolitan District  
September-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Badger Meter	80106075	9/13/2022	9/13/2022	\$ 6.54	Meter reading	47230
Century Link	333155391 Aug. 2022	8/4/2022	8/24/2022	\$ 129.94	Utilities	47850
Freedom Mailing Services, Inc.	43491	8/12/2022	9/11/2022	\$ 39.22	Billing	47210
McGeady Becher P.C.	654M 07/2022	7/31/2022	7/31/2022	\$ 200.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3359	9/2/2022	9/13/2022	\$ 497.27	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3346	8/26/2022	9/13/2022	\$ 1,750.00	Landscape Maintenance	17510
Ramey Environmental Compliance	24367	8/22/2022	9/13/2022	\$ 111.60	Testing	47260
Ramey Environmental Compliance	24367	8/22/2022	9/13/2022	\$ 1,500.00	Operations	47240
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 254.70	District Management	47440
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 119.30	Accounting	47000
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 254.70	District Management	17440
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 112.65	Miscellaneous	17480
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 873.00	Billing	47210
Special Dist Mgmt Srvs	Aug-22	8/31/2022	8/31/2022	\$ 119.30	Accounting	17000
United Power	13052501 Aug. 2022	8/24/2022	9/13/2022	\$ 198.75	Utilities	47850
United Power	13812503 Aug. 2022	8/3/2022	8/23/2022	\$ 20.42	Utilities	47850
United Power	13813503 Aug. 2022	8/3/2022	8/23/2022	\$ 20.22	Utilities	47850
United Power	12902200 Aug. 2022	8/3/2022	8/23/2022	\$ 1,609.63	Utilities	47850
Utility Notification Center	222081242	8/31/2022	8/31/2022	\$ 2.60	Miscellaneous	17480
Xcel Energy	792186260	8/15/2022	9/2/2022	\$ 1,722.95	Utilities	47850
				\$ 9,542.79		

**Riverdale Peaks II Metropolitan District**  
**September-22**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,936.52		\$ 6,606.27	\$ 9,542.79
				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$2,936.52</b>	<b>\$0.00</b>	<b>\$6,606.27</b>	<b>\$9,542.79</b>

**Riverdale Peaks II Metropolitan District**  
**October-22**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
A Squared Instruments and Controls	7470	10/6/2022	10/31/2022	\$ 300.00	Maintenance	17470
BOKF NA	5133840	9/23/2022	9/23/2022	\$ 2,000.00	Paying agent / trustee fees	27450
Century Link	333155391 Sept. 2022	9/4/2022	9/27/2022	\$ 129.94	Utilities	47850
Colorado Special District P&L	23WC-60218-0734	8/26/2022	10/11/2022	\$ 450.00	Prepaid Expense	11240
Freedom Mailing Services, Inc.	43693	9/12/2022	10/12/2022	\$ 39.96	Billing	47210
McGeady Becher P.C.	654M 08/2022	8/31/2022	8/31/2022	\$ 200.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3402	10/1/2022	10/31/2022	\$ 497.27	Landscape Maintenance	17510
RLI Surety	936325	10/11/2022	10/11/2022	\$ 250.00	Insurance and Bonds	17360
Ramey Environmental Compliance	24507	9/22/2022	10/22/2022	\$ 571.06	Chemicals & Supplies	47270
Ramey Environmental Compliance	24507	9/22/2022	10/22/2022	\$ 384.36	Testing	47260
Ramey Environmental Compliance	24507	9/22/2022	10/22/2022	\$ 1,500.00	Operations	47240
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 363.90	District Management	47440
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 165.10	Accounting	47000
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 363.90	District Management	17440
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 41.95	Miscellaneous	17480
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 542.00	Billing	47210
Special Dist Mgmt Svcs	Sep-22	9/30/2022	9/30/2022	\$ 165.10	Accounting	17000
Stephen And Kimberly Starzec	20221011	9/16/2016	9/17/2016	\$ 212.26	Billing	47210
United Power	13813503 Sept. 2022	9/6/2022	9/6/2022	\$ 20.11	Utilities	47850
United Power	12902200 Sept, 2022	10/11/2022	10/11/2022	\$ 1,611.67	Utilities	47850
United Power	13812503 Sept. 2022	10/11/2022	10/11/2022	\$ 20.42	Utilities	47850
United Power	13052501 Sept. 2022	9/23/2022	9/23/2022	\$ 191.35	Utilities	47850
Utility Notification Center	222091239	9/30/2022	9/30/2022	\$ 3.90	Miscellaneous	17480
Xcel Energy	796254893	9/14/2022	10/4/2022	\$ 699.35	Utilities	47850
				\$10,723.60		

**Riverdale Peaks II Metropolitan District**  
**October-22**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,272.12	\$ 2,000.00	\$ 6,451.48	\$ 10,723.60
				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$2,272.12</b>	<b>\$2,000.00</b>	<b>\$6,451.48</b>	<b>\$10,723.60</b>

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**September 30, 2022**

	<b>Rate</b>	<b>Operating</b>	<b>Debt Service</b>	<b>Enterprise</b>	<b>Total</b>
<b>Checking:</b>					
1st Bank Checking Acct		\$ 35,051.16	\$ -	\$ 95,827.85	\$ 130,879.01
<b>Investments:</b>					
C-Safe	2.62%	492,244.80	121,192.07	0.33	613,437.20
<b>Trust Funds</b>					
Bond Fund			2.57		2.57
<b>TOTAL FUNDS:</b>		<b>\$ 527,295.96</b>	<b>\$ 121,194.64</b>	<b>\$ 95,828.18</b>	<b>\$ 744,318.78</b>

**2022 Mill Levy Information**

General Fund	43.120
Debt Service Fund	63.986
Refunds & Abatements	0.149
Total	107.255

**Board of Directors**

Annette Peters  
Jason Jose  
Sikander Shah

\* authorized signer on the checking account

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**UNAUDITED FINANCIAL STATEMENTS**  
**September 30, 2022**

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Combined Balance Sheet - All Fund Types and Account Groups**  
**September 30, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Long Term Debt</u>	<u>Fixed Assets</u>	<u>Total</u>
<b>Assets</b>						
1st Bank Checking Acct	\$ 35,051	\$ -	\$ 95,828	\$ -	\$ -	\$ 130,879
C-Safe	492,245	121,192	0	-	-	613,437
Bond Fund	-	3	-	-	-	3
Accounts Receivable	-	-	2,430	-	-	2,430
Total Current Assets	<u>527,296</u>	<u>121,195</u>	<u>98,258</u>	<u>-</u>	<u>-</u>	<u>746,749</u>
<b>Other Debits</b>						
Amount available in DSF	-	-	-	121,195	-	121,195
Amount to be Provided	-	-	-	6,848,494	-	6,848,494
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,969,689</u>	<u>-</u>	<u>6,969,689</u>
<b>Capital Assets</b>						
Land	-	-	-	-	20	20
Pump Station	-	-	-	-	1,123,277	1,123,277
Water System	-	-	-	-	2,225,459	2,225,459
Landscaping	-	-	-	-	272,081	272,081
Accumulated Depreciation	-	-	-	-	(1,082,750)	(1,082,750)
Total Capital Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,538,087</u>	<u>2,538,087</u>
<b>Total Assets</b>	<u>\$ 527,296</u>	<u>\$ 121,195</u>	<u>\$ 98,258</u>	<u>\$ 6,969,689</u>	<u>\$ 2,538,087</u>	<u>\$ 10,254,525</u>
<b>Liabilities</b>						
<b>Long Term Liabilities</b>						
Developer Adv Payable	\$ -	\$ -	\$ 114,731	\$ -	\$ -	\$ 114,731
Accrued Interest on Dev Adv-Ef	-	-	112,954	-	-	112,954
Developer Adv-Capital	-	-	-	1,151,454	-	1,151,454
Developer Adv-GF	-	-	-	365,069	-	365,069
Accrued Inter-Dev Adv-Capital	-	-	-	1,184,053	-	1,184,053
Accrued Int-Dev Adv Operations	-	-	-	409,572	-	409,572
Bonds Payable	-	-	-	3,065,000	-	3,065,000
Unpaid Interest on Bonds	-	-	-	794,541	-	794,541
Total Long Term Liabilities	<u>-</u>	<u>-</u>	<u>227,685</u>	<u>6,969,689</u>	<u>-</u>	<u>7,197,373</u>
<b>Fund Balance</b>						
Investment in fixed assets	-	-	-	-	2,538,087	2,538,087
Fund Balance	413,926	22,976	(143,412)	-	-	293,490
Current Year Earnings	113,370	98,219	13,985	-	-	225,574
Total Fund Balances	<u>527,296</u>	<u>121,195</u>	<u>(129,427)</u>	<u>-</u>	<u>2,538,087</u>	<u>3,057,151</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u>\$ 527,296</u>	<u>\$ 121,195</u>	<u>\$ 98,258</u>	<u>\$ 6,969,689</u>	<u>\$ 2,538,087</u>	<u>\$ 10,254,525</u>

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2022**  
**General Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property taxes	\$ 51,277	\$ 130,147	\$ 129,966	\$ 181	100.1%
Specific ownership tax	3,753	7,051	7,798	(747)	90.4%
Interest income	2,814	3,887	350	3,537	1110.7%
HOA Contribution	750	1,500	-	1,500	-
Other income	-	354	-	354	-
<b>Total Revenues</b>	<u>58,594</u>	<u>142,939</u>	<u>138,114</u>	<u>4,825</u>	<u>103.5%</u>
<b>Expenditures</b>					
Accounting	378	1,330	3,000	1,670	44.3%
County Treasurer's fee	769	1,953	1,949	(4)	100.2%
Insurance and Bonds	-	8,612	9,000	388	95.7%
Election Expense	74	1,055	3,000	1,945	35.2%
District Management	944	1,877	5,500	3,623	34.1%
Legal Services	586	664	2,400	1,736	27.6%
Miscellaneous	463	2,017	3,000	983	67.2%
Banking fees	10	60	200	140	30.0%
Landscape Maintenance	3,242	12,001	5,000	(7,001)	240.0%
Landscape Improvements	-	-	12,000	12,000	0.0%
Contingency	-	-	10,000	10,000	0.0%
<b>Total Expenditures</b>	<u>6,466</u>	<u>29,568</u>	<u>55,049</u>	<u>25,481</u>	<u>53.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	52,128	113,370	83,065	30,305	
<b>Transfers and Other Financing Sources (Uses)</b>					
Emergency Reserve	-	-	(4,143)	4,143	
<b>Total Transfers and Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>(4,143)</u>	<u>4,143</u>	
Change in Fund Balance	52,128	113,370	78,922	34,448	
Beginning Fund Balance	475,168	413,926	262,270	151,656	
<b>Ending Fund Balance</b>	<u>\$ 527,296</u>	<u>\$ 527,296</u>	<u>\$ 341,192</u>	<u>\$ 186,104</u>	



**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2022**  
**Debt Service Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property taxes	\$ 76,090	\$ 193,125	\$ 192,857	\$ 268	100.1%
Specific ownership tax	5,569	10,462	12,000	(1,538)	87.2%
Interest income	628	776	20	756	3879.9%
<b>Total Revenues</b>	<u>82,287</u>	<u>204,364</u>	<u>204,877</u>	<u>(513)</u>	<u>99.7%</u>
<b>Expenditures</b>					
Auditing	4,100	4,100	4,500	400	91.1%
County Treasurer's fee	1,141	2,897	2,893	(4)	100.2%
Interest expense - bonds	-	99,148	200,000	100,853	49.6%
Paying agent / trustee fees	-	-	2,000	2,000	0.0%
<b>Total Expenditures</b>	<u>5,241</u>	<u>106,145</u>	<u>209,393</u>	<u>103,248</u>	<u>50.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	77,046	98,219	(4,516)	102,735	
Beginning Fund Balance	44,148	22,976	18,544	4,432	
<b>Ending Fund Balance</b>	<u>\$ 121,195</u>	<u>\$ 121,195</u>	<u>\$ 14,028</u>	<u>\$ 107,167</u>	

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending**  
**September 30, 2022**  
**Enterprise Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable ) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Water Charges	\$ 23,160	\$ 64,602	\$ 75,000	\$ (10,398)	86.1%
Meter Fee	(13)	(406)	-	(406)	-
<b>Total Revenues</b>	<u>23,147</u>	<u>64,196</u>	<u>75,000</u>	<u>(10,804)</u>	<u>85.6%</u>
<b>Expenditures</b>					
Accounting	378	1,330	4,000	2,670	33.2%
Billing	2,221	6,171	7,000	829	88.2%
Meter reading	7	7	-	(7)	-
Landscape Design Review	-	7	-	(7)	-
Operations	4,500	13,005	27,500	14,495	47.3%
Generator Preventative Mtce	-	317	5,000	4,683	6.3%
Testing	1,468	4,050	3,500	(550)	115.7%
Chemicals & Supplies	571	571	5,650	5,079	10.1%
Generator Maintenance	-	-	1,500	1,500	0.0%
Developer Advance Interest	2,024	6,007	-	(6,007)	-
District Management	944	1,877	4,500	2,623	41.7%
Miscellaneous	167	183	1,200	1,017	15.2%
Utilities	8,552	16,687	21,000	4,313	79.5%
Fuel Generator	-	-	800	800	0.0%
Contingency	-	-	25,000	25,000	0.0%
Claim 1 - Control Panel Repair	-	-	30,000	30,000	0.0%
<b>Total Expenditures</b>	<u>20,831</u>	<u>50,211</u>	<u>136,650</u>	<u>86,439</u>	<u>36.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	2,316	13,985	(61,650)	75,635	
Beginning Fund Balance	(131,742)	(143,412)	205,184	(348,596)	
<b>Ending Fund Balance</b>	<u>\$ (129,427)</u>	<u>\$ (129,427)</u>	<u>\$ 143,534</u>	<u>\$ (272,961)</u>	

# CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **208 - RIVERDALE PEAKS II METRO DISTRICT**

IN ADAMS COUNTY ON 8/25/2022

New Entity: No

## 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 2022 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,014,050
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$3,012,110
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,012,110
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$37,522,102
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ 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 new mines and increases 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: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

Ken Musso  
ASSESSOR



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
PHONE 720.523.6038  
FAX 720.523.6037  
www.adcogov.org

AUG 25 2022

August 25, 2022

RIVERDALE PEAKS II METRO DISTRICT  
SPECIAL DISTRICT MANAGEMENT SERVICES INC  
Attn: DAVID A SOLIN  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

To DAVID A SOLIN:

Enclosed is the 2022 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2022.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to read "KM", with a horizontal line extending to the right.

Ken Musso  
Adams County Assessor  
KM/rmb

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2021 Actual</b>	<b>2022 Adopted Budget</b>	<b>2023 Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 3,083,870	\$ 3,014,050	\$ 3,012,110
<b>Mill Levy</b>			
General Fund	43.120	43.120	43.120
Debt Service Fund	63.986	63.986	65.827
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	0.149	-
<b>Total Mill Levy</b>	<u>107.106</u>	<u>107.255</u>	<u>108.947</u>
<b>Property Taxes</b>			
General Fund	\$ 132,976	\$ 129,966	\$ 129,882
Debt Service Fund	197,325	192,857	198,278
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	449	-
<b>Actual/Budgeted Property Taxes</b>	<u>\$ 330,301</u>	<u>\$ 323,272</u>	<u>\$ 328,160</u>

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**

**GENERAL FUND  
2023 Preliminary Budget  
with 2021 Actual, 2022 Budget, and 2022 Estimated**

	<b>2021 Actual</b>	<b>01/22-07/22 YTD Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 301,550	\$ 413,926	\$ 262,270	\$ 413,926	\$ 504,508
<b>REVENUE</b>					
Property taxes	132,795	128,222	129,966	129,966	129,882
Specific ownership tax	10,104	4,139	7,798	7,798	7,793
Interest income	301	1,861	350	5,500	14,000
HOA Contribution	-	750	-	750	-
Other income	-	354	-	354	-
<b>Total Revenue</b>	<b>143,200</b>	<b>135,325</b>	<b>138,114</b>	<b>144,368</b>	<b>151,675</b>
<b>Total Funds Available</b>	<b>444,750</b>	<b>549,251</b>	<b>400,384</b>	<b>558,294</b>	<b>656,183</b>
<b>EXPENDITURES</b>					
Accounting	1,713	1,093	3,000	3,000	3,300
Auditing	-	-	-	4,100	4,500
County Treasurer's fee	1,993	1,924	1,949	1,949	1,948
Insurance and Bonds	8,405	8,612	9,000	8,612	9,000
Election Expense	-	1,025	3,000	1,025	1,200
District Management	3,819	1,290	5,500	5,500	6,000
Legal Services	2,515	264	2,400	2,400	2,400
Miscellaneous	2,916	1,672	3,000	3,000	3,000
Banking fees	130	50	200	200	200
Landscape Maintenance	3,267	9,257	5,000	12,000	12,000
Landscape Improvements	6,066	-	12,000	12,000	12,000
Contingency	-	-	10,000	-	10,000
<b>Total Expenditures</b>	<b>30,824</b>	<b>25,186</b>	<b>55,049</b>	<b>53,786</b>	<b>65,548</b>
<b>TRANSFERS AND OTHER SOURCES (USES)</b>					
Emergency Reserve	-	-	(4,143)	-	(4,550)
Transfer to Enterprise Fund	-	-	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	<b>30,824</b>	<b>25,186</b>	<b>59,192</b>	<b>53,786</b>	<b>70,098</b>
<b>ENDING FUND BALANCE</b>	\$ 413,926	\$ 524,065	\$ 341,192	\$ 504,508	\$ 586,084

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**

**DEBT SERVICE FUND**

**2023 Preliminary Budget**

**with 2021 Actual, 2022 Adopted Budget, and 2022 Estimated**

	<b>2021 Actual</b>	<b>01/22-07/22 YTD Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Preliminary Budget</b>
BEGINNING FUND BALANCE	\$ 18,259	\$ 22,977	\$ 18,544	\$ 22,977	\$ 22,961
<b>REVENUE</b>					
Property taxes	197,055	190,269	192,857	192,857	198,278
Specific ownership tax	14,994	6,141	12,000	12,000	12,000
Interest income	21	239	20	20	20
<b>Total Revenue</b>	<b>212,069</b>	<b>196,649</b>	<b>204,877</b>	<b>204,877</b>	<b>210,298</b>
<b>Total Funds Available</b>	<b>230,328</b>	<b>219,626</b>	<b>223,421</b>	<b>227,854</b>	<b>233,259</b>
<b>EXPENDITURES</b>					
Auditing	4,100	4,100	4,500	-	-
County Treasurer's fee	2,957	2,855	2,893	2,893	2,974
Interest expense - bonds	198,295	99,148	200,000	200,000	200,000
Paying agent / trustee fees	2,000	-	2,000	2,000	2,000
<b>Total Expenditures</b>	<b>207,352</b>	<b>106,102</b>	<b>209,393</b>	<b>204,893</b>	<b>204,974</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>207,352</b>	<b>106,102</b>	<b>209,393</b>	<b>204,893</b>	<b>204,974</b>
ENDING FUND BALANCE	\$ 22,977	\$ 113,523	\$ 14,028	\$ 22,961	\$ 28,285

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**

**WATER ENTERPRISE FUND**

**2023 Preliminary Budget**

with 2021 Actual, 2022 Adopted Budget, and 2022 Estimated

	<b>2021 Actual</b>	<b>01/22-07/22 YTD Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Estimated</b>	<b>2023 Preliminary Budget</b>
BEGINNING FUND BALANCE	(142,751)	(143,412)	205,184	(143,412)	(187,545)
<b>REVENUE</b>					
Water Charges	96,047	49,720	75,000	75,000	75,000
Other income	351	-	-	-	-
Meter Fee	-	(399)	-	-	-
Landscape Design Fee	-	-	-	-	-
Claim 1 - Control Panel Damage	-	-	-	-	-
Insurance Reimbursements	-	-	-	-	-
<b>Total Revenue</b>	<b>96,398</b>	<b>49,321</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>
<b>Transfers and Other Sources</b>					
Transfer from General Fund	-	-	-	-	-
<b>Total Funds Available</b>	<b>(46,353)</b>	<b>(94,091)</b>	<b>280,184</b>	<b>(68,412)</b>	<b>(112,545)</b>
<b>EXPENDITURES</b>					
Accounting	2,350	1,093	4,000	4,000	4,300
Billing and meter reading	8,640	4,550	7,000	7,000	7,600
Operations	24,161	10,005	27,500	27,500	27,500
Generator Preventative Mtce	5,939	317	5,000	5,000	5,000
Hydrant Repair	2,200	-	-	-	-
Equipment Repair	7,666	-	-	-	-
Meter Install and Inspect	3,192	-	-	-	-
Testing	2,020	3,616	3,500	4,000	4,000
Chemicals & Supplies	2,354	-	5,650	5,650	5,650
Generator Maintenance	-	-	1,500	1,500	1,500
Developer Advance Interest	8,031	3,983	-	3,983	-
District Management	3,687	1,290	4,500	4,500	4,900
Miscellaneous	134	108	1,200	1,200	1,200
Utilities	26,684	10,505	21,000	21,000	21,000
Fuel Generator	-	-	800	800	800
Contingency	-	-	25,000	-	25,000
Cpaital Equipment Replacement and Repairs	-	-	30,000	30,000	30,000
<b>Total Expenditures</b>	<b>97,059</b>	<b>35,465</b>	<b>136,650</b>	<b>119,133</b>	<b>138,450</b>
<b>TRANSFERS AND OTHER SOURCES (USES)</b>					
Transfer from General Fund	-	-	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	<b>97,059</b>	<b>35,465</b>	<b>136,650</b>	<b>119,133</b>	<b>138,450</b>
<b>ENDING FUND BALANCE</b>	<b>\$ (143,412)</b>	<b>\$ (129,556)</b>	<b>\$ 143,534</b>	<b>\$ (187,545)</b>	<b>\$ (250,995)</b>



RESOLUTION NO. 2022-11-  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT  
TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Riverdale Peaks II Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2023 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, 2022, 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 November 15, 2022, 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 Riverdale Peaks II Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Riverdale Peaks II Metropolitan District for the 2023 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 15th day of November, 2022.

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(SEAL)

EXHIBIT A  
(Budget)

I, \_\_\_\_\_, hereby certify that I am the duly appointed Secretary of the Riverdale Peaks II Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the Riverdale Peaks II Metropolitan District held on November 15, 2022.

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

RESOLUTION NO. 2022-11-\_\_  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Riverdale Peaks II Metropolitan District (“District”) has adopted the 2023 annual budget in accordance with the Local Government Budget Law on November 15, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 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 the Riverdale Peaks II Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2023 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 2023 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 the Adams 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 15th day of November, 2022.

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(SEAL)

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

**RESOLUTION NO. 2022-11-\_\_\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF RIVERDALE PEAKS II  
METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT  
MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN**

- A. Riverdale Peaks II Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved Service Plan approved by the Board of County Commissioners for Adams County, on June 3, 2002 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy of 50.000 mills for debt service (“**Maximum Debt Mill Levy**”).
- D. Section IX.C.1 of the Service Plan authorizes adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after June 3, 2022 (the “**Baseline Year**”), by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors (the “**Board**”) in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 9.15%.
- G. During the years of 2003 through 2016, the residential assessment ratio set by the Colorado General Assembly was 7.96%.
- H. In 2017, the Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- I. In 2019, the General Assembly passed Senate Bill 19-255, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January

1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

J. In 2020, the voters of the State of Colorado passed Amendment B, which repealed Article X, Section 3 of the Colorado Constitution, such that the ratio of valuation for assessment of real property for 2021 and thereafter, unless further amended by the General Assembly or voters of the State, is 7.15%.

K. In 2021, the General Assembly passed Senate Bill 21-293, further amending Section 39-1-104.2, C.R.S., by setting the ratio of valuation for assessment for all residential real property other than multi-family residential real property at 6.95% (decreased from 7.15%) for property tax years commencing on January 1, 2022, and January 1, 2023.

L. In compliance with the Service Plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property as set by the General Assembly for property tax year 2022, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Debt Mill Levy, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Riverdale Peaks II Metropolitan District, Adams County, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Debt Mill Levy to reflect that Senate Bill 21-293 set the ratio of valuation for assessment for residential real property other than multi-family residential real property to 6.95%, which is a change from the 9.15% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows Maximum Debt Mill Levy to be adjusted to 65.827 mills, (the “**Maximum Adjusted Mill Levy**”), so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 6.95% for collection year 2023.

3. The Board of Directors has determined to impose an adjusted debt service mill levy of 63.986 mills (the “**Adjusted Debt Mill Levy**”), so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 6.95% for collection year 2023.

4. The Adjusted Debt Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Board of County Commissioners for Adams County on or before December 15, 2022, for collection in 2023.

**[SIGNATURE PAGE FOLLOWS]**



**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE  
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON November 15, 2022.

**RIVERDALE PEAKS II METROPOLITAN  
DISTRICT**

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

Public Works Department  
Stormwater Utility  
www.adcogov.org/stormwater



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6400

11/08/2022

RIVERDALE PEAKS II METROPOLITAN DIST  
C/O LISA JOHNSON  
141 UNION BLVD SUITE 150  
LAKEWOOD, CO 802281898

RE: 2022 Annual Drainage Inspection  
PCI2020-00003 - Riverdale Peak II

Dear Property Owner,

On 11/02/2022, Adams County Stormwater Division performed an Annual Inspection of the drainage facilities for RIVERDALE PEAKS II METROPOLITAN DIST located at 0 - for conformance with the approved report and compliance with the Adams County Development Standards & Regulations section 9-04.

The drainage structure/s listed below were found in good condition. No maintenance is needed at this time

<u>Drainage Facility Name</u>	<u>Cartegraph Asset ID</u>	<u>Drainage Facility Description</u>
Northern Larger Pond C on Tract A	PO-0418	at north end of subdivision.
Northern Larger Pond Forebay C	PO-0417	at north end of subdivision.
NW Smaller Pond B on Tract C	PO-0420	at NW side of subdivision.
NW Smaller Pond Forebay B	PO-0419	at NW side of subdivision.

Inspection 11/2/22 Inspection completed on-site. Ponds passed inspection.

Notes/

Comments:

For your information annual inspections are conducted throughout the County's MS4 permitted area to ensure that drainage facilities constructed as part of private developments remain in effective operating condition. You will be contacted next year for the 2023 annual inspection.

Thank you for keeping drainage structure/s in good condition. Maintenance of drainage facilities helps minimize stormwater pollution, reduce flow rates onto downstream properties and is important for limiting your legal liability.

For more information on Adams County's Post-construction Drainage Inspection Program visit:  
<https://www.adcogov.org/stormwater-management-division>

Thank you for participating on the inspection. If you have any questions, please feel free to call me at the number listed below. Please keep a copy of this letter for your records.

Respectfully,

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve J. O'Doriso  
DISTRICT 4

Lynn E. Baca  
DISTRICT 5

Inspection Follow Up Letter 11.8.22-PCI2020-00003 - Riverdale Peaks 2 ML No Action Items







**Riverdale Peaks II  
 Monthly Activities Report  
 June 2022**

**Routine visit includes** recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

**6/1/22:** Completed routine visit.

**6/7/22:** Completed routine visit. Collected the monthly Bac-T sample and delivered to the laboratory.

**6/15/22:** Completed routine visit. REC turned Well B in Hand from Auto to insure we are using it to capacity; current flow is 20 GPM.

**6/21/22:** Completed routine visit. Reminded SDMS the backflow devices are due for recertification.

**Riverdale Peaks II Data Table**

<b>June</b>	<b>2022</b>		<b>2021</b>	
<b>Well "A" Production (LFH)</b>	810,526 gallons	2.49 ac ft	893,848 gallons	2.74 ac ft
Daily Average Well "A" Production	27,018 gallons	0.08 ac ft	29,795 gallons	0.09 ac ft
<b>Year-To-Date Gallons</b>	2,895,093 gallons	8.88 ac ft	6,078,926 gallons	18.65 ac ft
<b>Allotment Remaining of Maximum Use – 32.3 ac ft</b>		23.42 ac ft		13.65 ac ft
<b>Well "B" Production (ARP)</b>	268,186 gallons	0.82 ac ft	334,007 gallons	1.03 ac ft
Daily Average Well "B" Production	8,940 gallons	0.03 ac ft	11,134 gallons	0.03 ac ft
<b>Year-To-Date Gallons</b>	268,191 gallons	0.82 ac ft	359,734 gallons	1.10 ac ft
<b>Allotment Remaining of Maximum Use – 10.3 ac ft</b>		9.48 ac ft		9.20 ac ft
<b>Distribution Production</b>	336,218 gallons	1.03 ac ft	442,171 gallons	1.36 ac ft
Daily Average Distribution Production	11,207 gallons	0.03 ac ft	14,739 gallons	0.05 ac ft
<b>Irrigation Production</b>	729,638 gallons	2.24 ac ft	722,551 gallons	2.22 ac ft
Daily Average Irrigation Production	24,321 gallons	0.07 ac ft	24,085 gallons	0.07 ac ft



**Riverdale Peaks II  
 Monthly Activities Report  
 July 2022**

**Routine visit includes** recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

**7/1/22:** Completed routine visit.

**7/7/22:** Completed routine visit. REC removed and cleaned the injection quill and reconnected, primed chlorine lines and calibrated chlorine analyzer.

**7/13/22:** Completed routine visit. Collected the monthly Bac-T and the annual TTHM & HAA5 samples and delivered to the laboratory.

**7/20/22:** Completed routine visit.

**7/28/22:** Completed routine visit.

**Riverdale Peaks II Data Table**

<b>July</b>	<b>2022</b>		<b>2021</b>	
<b>Well "A" Production (LFH)</b>	850,695 gallons	2.61 ac ft	858,679 gallons	2.63 ac ft
Daily Average Well "A" Production	27,442 gallons	0.08 ac ft	27,699 gallons	0.08 ac ft
<b>Year-To-Date Gallons</b>	3,745,788 gallons	11.49 ac ft	6,937,605 gallons	21.29 ac ft
<b>Allotment Remaining of Maximum Use – 32.3 ac ft</b>		20.81 ac ft		11.1 ac ft
<b>Well "B" Production (ARP)</b>	398,134 gallons	1.22 ac ft	409,807 gallons	1.26 ac ft
Daily Average Well "B" Production	12,843 gallons	0.04 ac ft	13,220 gallons	0.04 ac ft
<b>Year-To-Date Gallons</b>	666,325 gallons	2.05 ac ft	769,541 gallons	2.36 ac ft
<b>Allotment Remaining of Maximum Use – 10.3 ac ft</b>		8.25 ac ft		7.94 ac ft
<b>Distribution Production</b>	409,920 gallons	1.26 ac ft	416,284 gallons	1.28 ac ft
Daily Average Distribution Production	13,223 gallons	0.04 ac ft	13,429 gallons	0.04 ac ft
<b>Irrigation Production</b>	832,634 gallons	2.55 ac ft	914,858 gallons	2.81 ac ft
Daily Average Irrigation Production	26,859 gallons	0.08 ac ft	29,512 gallons	0.09 ac ft



## **Riverdale Peaks II Monthly Activities Report August 2022**

***Routine visit includes*** recording pH reading, chlorine residual reading, recording flow totals, checking the generator and recording generator hours. Check generator oil and coolant levels and battery condition. Check the well levels and storage tank level. Compare chlorine residual grab sample results to chlorine residual value and calibrate the analyzer as needed. Check sodium hypochlorite tank level to determine if an order is necessary. Check the functionality of the hypochlorite pump to identify any potential problems. Verify the functionality of all pumps and check for leaks and alarms.

**8/2/22:** Completed routine visit.

**8/9/22:** Completed routine visit. Collected monthly Bac-T compliance samples.

**8/16/22:** Completed routine visit.

**8/23/22:** Completed routine visit.

**8/25/22:** Received Alarm for low chlorine residual. Upon arrival cleaned the chlorine probe analyzer to see if the readings would stabilize. After the reading did not stabilize, replaced sensor cap and electrolyte solution on the chlorine analyzer probe resumed normal operation.

**8/26/22:** Checked chlorine residual after alarms the previous day, system running normally with no further issues identified.

**8/30/22:** Completed routine visit. Replaced pump tubing and replaced tubing from chlorine tank to pump. Primed the pump and verified normal operation.



**Riverdale Peaks II Data Table**

August	2022		2021	
<b>Well "A" Production (LFH)</b>	837,327 gallons	2.57 ac ft	1,123,159 gallons	3.45 ac ft
Daily Average Well "A" Production	27,011 gallons	0.08 ac ft	36,231 gallons	0.11 ac ft
<b>Year-To-Date Gallons</b>	4,583,115 gallons	14.06 ac ft	8,060,764 gallons	24.73 ac ft
<b>Allotment Remaining of Maximum Use – 32.3 ac ft</b>		18.24 ac ft		7.57 ac ft
<b>Well "B" Production (ARP)</b>	362,771 gallons	1.11 ac ft	173,902 gallons	0.53 ac ft
Daily Average Well "B" Production	11,702 gallons	0.04 ac ft	5,610 gallons	0.02 ac ft
<b>Year-To-Date Gallons</b>	1,029,096 gallons	3.16 ac ft	943,443 gallons	2.89 ac ft
<b>Allotment Remaining of Maximum Use – 10.3 ac ft</b>		7.14 ac ft		7.41 ac ft
<b>Distribution Production</b>	375,100 gallons	1.15 ac ft	468,245 gallons	1.44 ac ft
Daily Average Distribution Production	12,100 gallons	0.04 ac ft	15,105 gallons	0.05 ac ft
<b>Irrigation Production</b>	824,481 gallons	2.53 ac ft	884,352 gallons	2.71 ac ft
Daily Average Irrigation Production	26,596 gallons	0.08 ac ft	28,527 gallons	0.09 ac ft





## Riverdale Peaks II Monthly Activities Report September 2022

**Routine visit includes** recording pH reading, chlorine residual reading, recording flow totals, checking the generator and recording generator hours. Check generator oil and coolant levels and battery condition. Check the well levels and storage tank level. Compare chlorine residual grab sample results to chlorine residual value and calibrate the analyzer as needed. Check the sodium hypochlorite tank level to determine if an order is necessary. Check the functionality of the hypochlorite pump to identify any potential problems. Verify the functionality of all pumps and check for leaks and alarms.

**9/2/22:** Completed routine visit.

**9/7/22:** Completed routine visit.

**9/12/22:** Completed routine visit. Collected monthly Bac-T compliance sample.

**9/22/22:** Completed routine visit.

**9/27/22:** Completed routine visit.

**Riverdale Peaks II Data Table**

September	2022		2021	
<b>Well "A" Production (LFH)</b>	651,343 gallons	2.00 ac ft	984,573 gallons	3.02 ac ft
Daily Average Well "A" Production	21,711 gallons	0.07 ac ft	32,819 gallons	0.10 ac ft
<b>Year-To-Date Gallons</b>	5,234,459	16.06 ac ft	9,045,337 gallons	27.75 ac ft
<b>Allotment Remaining of Maximum Use – 32.3 ac ft</b>		15.97 ac ft		4.55 ac ft
<b>Well "B" Production (ARP)</b>	339,388 gallons	1.04 ac ft	634 gallons	0 ac ft
Daily Average Well "B" Production	11,312 gallons	0.03 ac ft	20 gallons	0 ac ft
<b>Year-To-Date Gallons</b>	1,368,484 gallons	4.20 ac ft	944,077 gallons	2.90 ac ft
<b>Allotment Remaining of Maximum Use – 10.3 ac ft</b>		6.10 ac ft		7.40 ac ft
<b>Distribution Production</b>	343,680 gallons	1.05 ac ft	369,200 gallons	1.13 ac ft
Daily Average Distribution Production	11,456 gallons	0.04 ac ft	12,307 gallons	0.04 ac ft
<b>Irrigation Production</b>	636,890 gallons	1.95 ac ft	702,228 gallons	2.15 ac ft
Daily Average Irrigation Production	21,230 gallons	0.07 ac ft	23,408 gallons	0.07 ac ft



## **Riverdale Peaks II Monthly Activities Report October 2022**

***Routine visit includes*** recording pH reading, chlorine residual reading, recording flow totals, checking the generator and recording generator hours. Check generator oil and coolant levels and battery condition. Check the well levels and storage tank level. Compare chlorine residual grab sample results to chlorine residual value and calibrate the analyzer as needed. Check the sodium hypochlorite tank level to determine if an order is necessary. Check the functionality of the hypochlorite pump to identify any potential problems. Verify the functionality of all pumps and check for leaks and alarms.

**10/03/22:** Completed routine visit. Checked injection quill and chlorine analyzer. Collected monthly Bac-T compliance sample.

**10/10/22:** Completed routine visit. Assisted Treatment Technologies with chlorine delivery.

**10/15/22:** Received notification from a resident that the generator had been running for several hours, but no alarm notifications from the alarm system. Upon arrival, the WTP was running on emergency standby power and there was a very strong burnt electrical smell in the pump station. Called United Power onsite to verify that utility power was at normal voltage. Upon inspection of the pump station, Well A breaker and control panel showed signs of electrical damage. REC ESD arrived onsite and isolated the problem to an exploded fuse in the Well A control board. REC ESD also found a blown fuse in the 120-volt control power box which caused a loss of control power and prevented the alarm dialer from operating. Once repairs were made to the 120-volt control panel box the emergency generator shut down and the system returned to normal utility power. Further troubleshooting of Well A control panel found the panel to be damaged beyond repair. Well A was shut down and Well B is running in hand until repairs can be made to Well A control board.

**10/17/22:** Completed routine visit.

**10/21/22:** REC ESD onsite to complete repairs of Well A control panel. Once Well A control panel repairs were completed both wells were placed back in Auto control.

**10/24/22:** Completed routine visit.

**10/31/22:** Completed routine visit. Met with SDMS to shut down irrigation at the Well House and shut down Well B for the winter. Assisted SDMS with winterizing irrigation for the residential irrigation system.



**Riverdale Peaks II Data Table**

<b>October</b>	<b>2022</b>		<b>2021</b>	
<b>Well "A" Production (LFH)</b>	441,265 gallons	1.35 ac ft	643,042 gallons	1.97 ac ft
Daily Average Well "A" Production	14,234 gallons	0.04 ac ft	20,743 gallons	0.06 ac ft
<b>Year-To-Date Gallons</b>	5,675,724 gallons	17.41 ac ft	9,688,379 gallons	29.27 ac ft
<b>Allotment Remaining of Maximum Use – 32.3 ac ft</b>		14.89 ac ft		29.27 ac ft
<b>Well "B" Production (ARP)</b>	228,364 gallons	0.70 ac ft	2,241 gallons	0.01 ac ft
Daily Average Well "B" Production	7,612 gallons	0.02 ac ft	72 gallons	0 ac ft
<b>Year-To-Date Gallons</b>	1,257,460 gallons	3.86 ac ft	946,318 gallons	2.90 ac ft
<b>Allotment Remaining of Maximum Use – 10.3 ac ft</b>		6.44 ac ft		2.90 ac ft
<b>Distribution Production</b>	249,978 gallons	0.77 ac ft	239,532 gallons	0.73 ac ft
Daily Average Distribution Production	8,333 gallons	0.03 ac ft	7,727 gallons	0.02 ac ft
<b>Irrigation Production</b>	354,604 gallons	1.09 ac ft	334,917 gallons	1.03 ac ft
Daily Average Irrigation Production	11,820 gallons	0.04 ac ft	10,804 gallons	0.03 ac ft

**RESOLUTION NO. 2022-11-\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
RIVERDALE PEAKS II METROPOLITAN DISTRICT  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023**

A. The term of the office to which Director Sikander Shah has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

B. Vacancies currently exist on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Riverdale Peaks II Metropolitan District (the “**District**”) of the County of Adams, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. [REDACTED] shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services,

Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the District, at the above address, and on the District's website at <https://riverdalepeaks2md.colorado.gov>.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023]**

RESOLUTION APPROVED AND ADOPTED on November 15, 2022.

**RIVERDALE PEAKS II  
METROPOLITAN DISTRICT**

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

Attest:

\_\_\_\_\_  
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 2, 2022

RE: Notice of 2023 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 the CPI (8.5%) 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.



October 15, 2022

Dear Client:

Our Firm prides itself on providing the highest level of service in the most efficient manner. In the current economic environment, we are facing increased costs in all areas of the business. In order to continue to provide consistent high-level service we have found it necessary to implement a rate increase.

In accordance with the Firm's fee engagement letter, this letter is to advise you that effective January 1, 2023, the hourly rates of selected attorneys and staff will be adjusted. Hourly rates will be as follows: Shareholders \$425 - \$550; Of Counsel \$380 - \$425; Associates \$275 - \$375; Paralegals and Directors \$225 - \$240; Law Clerks \$150; File Clerks \$30.

Commencing on January 1, 2023, we will begin charging most costs incurred on your behalf as an administrative fee equal to 1% of the legal fees charged in a given month. This fee includes such costs as long-distance telephone calls, research requiring a subscription database, in-office photocopies and faxes, ordinary postage, and messenger and delivery services, and includes a small overhead component. This fee may be adjusted with notice.

This fee is based on our historic experience, as well as client feedback, that invoices that itemize every photocopy, fax, and delivery charge are confusing. Any advances made on behalf of the client as well as major costs, such as major travel expenses, application/submittal/recording fees, election expenses, court costs, publication costs, express delivery, and conference calls and videoconferencing where a third-party provider is used, will be separately invoiced at our actual cost. If you have any questions or concerns about this change, please let us know.

We appreciate your continued trust and confidence in our Firm and look forward to representing your interests in 2023 and beyond.

Very truly yours,

McGEADY BECHER P.C.

A handwritten signature in blue ink that reads "Cheryl L. Matlosz". The signature is written in a cursive, flowing style.

Cheryl L. Matlosz  
Firm Administrator