

ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1-4 101

COMMUNITY MEETING | FEBRUARY 6, 2025

PRESENTED BY:
KEVIN MITTS, DISTRICT MANAGER
PINNACLE CONSULTING GROUP, INC.

DISTRICT MANAGEMENT TEAM

PINNACLE CONSULTING GROUP, INC

KEVIN MITTS - DISTRICT MANAGER

TRACIE KAMINSKI - SENIOR ACCOUNTING MANAGER

LOGAN POWELL - FACILITIES OPERATIONS MANAGER

ANDREW KUNKEL - SENIOR DISTRICT COMPLIANCE ADMINISTRATOR

STANLEY HOLDER - SENIOR PROJECT MANAGER

CONTACT US AT:

WEBSITE: [HTTPS://WWW.STVRAINMD.LIVE/](https://www.stvrainmd.live/)

PHONE: 970-617-2466

EMAIL: [INFO@STVRAINLAKESMD.LIVE](mailto:info@stvrainlakesmd.live)





ROLES AND RESPONSIBILITIES TO DISTRICT

- BOARD MANAGEMENT
 - MANAGE BOARD BUSINESS, MEETING MANAGEMENT
- DISTRICT ADMINISTRATION AND COMPLIANCE
 - WEBSITE MAINTENANCE AND UPDATING, STATE STATUTE REQUIRED REPORTING AND FILINGS
- DISTRICT ACCOUNTING AND FINANCIAL REPORTING
 - ANNUAL BUDGET PREPARATION, STATE STATUTE REQUIRED REPORTING AND FILINGS
- DISTRICT FACILITY OPERATIONS AND MANAGEMENT
 - OVERSEE LANDSCAPING TRADES SCOPE AND PERFORMANCE
 - MODIFICATION COMMITTEE LIAISON
- CAPITAL AND DISTRICT ASSET MANAGEMENT
 - DISTRICT LEAD CAPITAL PROJECT MANAGEMENT, CAPITAL SPENDING, CAPITAL RESERVE FUND MANAGEMENT

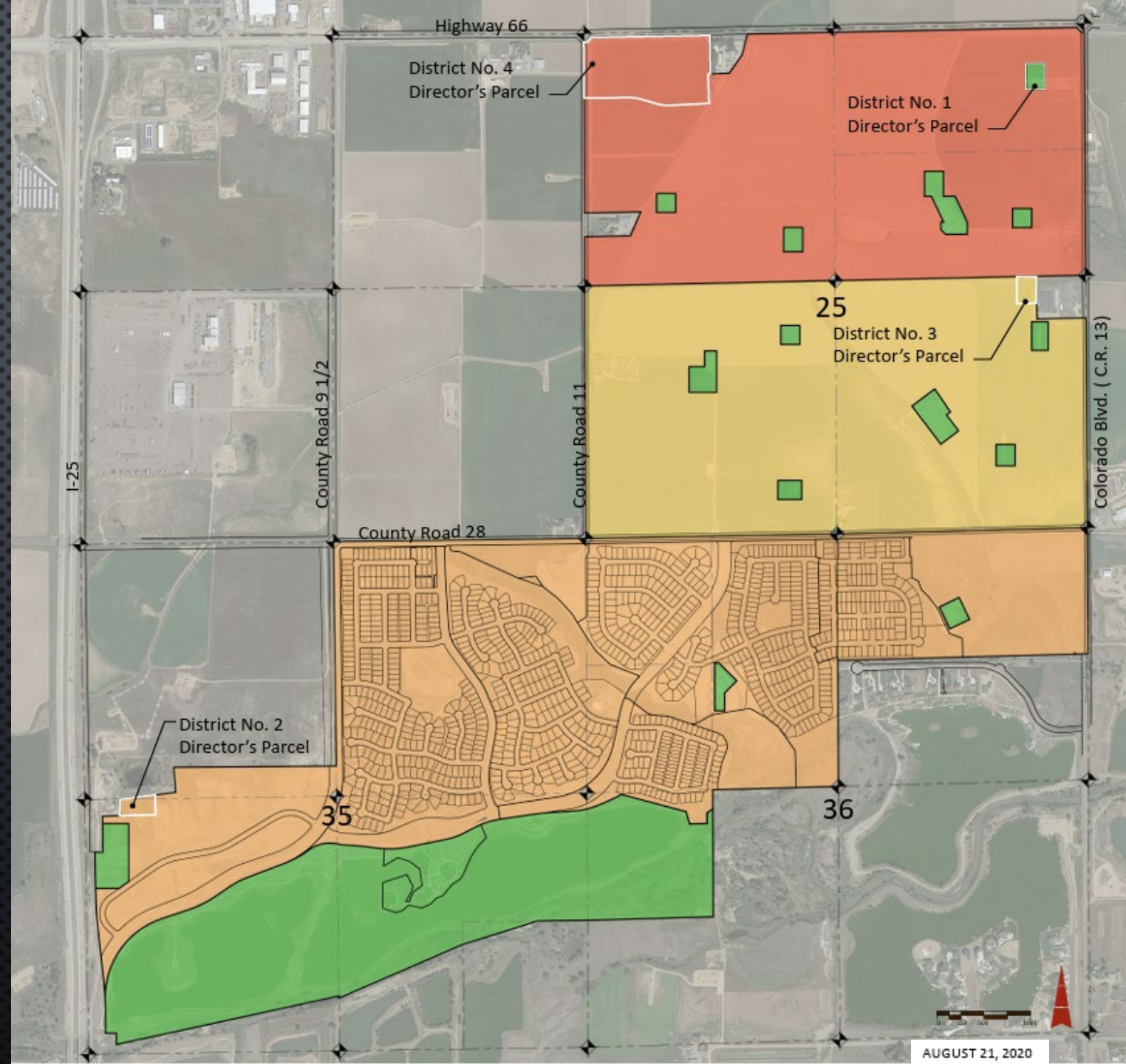
GOVERNANCE OVERVIEW

- SVLMD IS A TITLE 32 METROPOLITAN DISTRICT FORMED FOR THE PURPOSE OF FINANCING, MAINTAINING, AND OPERATING PUBLIC IMPROVEMENTS AND PROVIDING COMMUNITY SERVICES AS ENUMERATED UNDER THE SPECIAL DISTRICT ACT.
- SVLMD WAS FORMED IN 2006 VIA APPROVED SERVICE PLAN. ORIGINALLY FORMED THROUGH WELD COUNTY, WAS ANNEXED INTO THE TOWN OF FIRESTONE IN 2015.
- THE DISTRICT IS **NOT** AN HOA- BUT DOES PROVIDE SERVICES THAT MIGHT BE TYPICALLY PROVIDED BY AN HOA
 - COVENANT ENFORCEMENT, USE OF HOMES, ARCHITECTURAL REVIEW
- DISTRICTS' LEVY PROPERTY TAXES AND IMPOSE QUARTERLY FEES FOR ISSUED DEBT AND DISTRICT OPERATIONS.
- GOVERNED BY AN ELECTED BOARD OF DIRECTORS.
 - ELIGIBLE ELECTOR REQUIREMENTS:
 1. REGISTERED TO VOTE IN THE STATE OF COLORADO, AND;
 2. RESIDENT, OR SPOUSE OR CIVIL UNION PARTNER, OWNS TAXABLE PROPERTY WITHIN THE DISTRICT, OR;
 3. A PERSON OBLIGATED TO PAY TAXES UNDER A CONTRACT TO PURCHASE TAXABLE PROPERTY WITHIN DISTRICT
- SERVICE PLAN, DISTRICT BOARD MEETINGS, DISTRICT GOVERNING DOCUMENTS, ADOPTED BUDGETS ARE AVAILABLE ON THE DISTRICT WEBSITE:
[HTTPS://WWW.STVRAINMD.LIVE/](https://www.stvrainmd.live/)

DISTRICT BOUNDARY MAP

-  DISTRICT No. 1 (SERVICE DISTRICT)
-  DISTRICT No. 2 (FINANCING DISTRICT)
-  DISTRICT No. 3 (FINANCING DISTRICT)
-  DISTRICT No. 4 (FINANCING DISTRICT)

- **SERVICE DISTRICT** OVERSEES DISTRICT OPERATIONS.
- **FINANCING DISTRICTS** ISSUE AND MANAGE DEBT FOR PUBLIC IMPROVEMENTS, INFRASTRUCTURE, AND AMENITIES NEEDED TO SERVICE COMMUNITY.



DISTRICT SPECIFIC RESPONSIBILITIES

DISTRICT No. 1

- SERVICE DISTRICT. PROVIDES DISTRICT SERVICES AND OPERATIONS:
 - COMMON AREA LANDSCAPING MAINTENANCE, AMENITY OPERATIONS AND MANAGEMENT, DISTRICT FINANCIAL, ACCOUNTING, AND MANAGEMENT
 - CONTRACTS WITH CONSULTANTS TO PROVIDE SERVICES: PINNACLE CONSULTING, THE MANAGEMENT TRUST, EDI, ETC.
- OWNERSHIP OF DISTRICT INFRASTRUCTURE AND CAPITAL ASSETS.
- ADOPTS ANNUAL BUDGET APPROPRIATING FUNDS FOR DISTRICT OPERATIONS AND SERVICES
- RECEIVES D1-D4 PROPERTY TAX REVENUE, IMPOSES QUARTERLY OPS FEES, AND MAINTENANCE FEES TO FUND DISTRICT SERVICES AND OPERATIONS
- 5-MEMBER BOARD MADE OF UP ELIGIBLE D1 ELECTORS

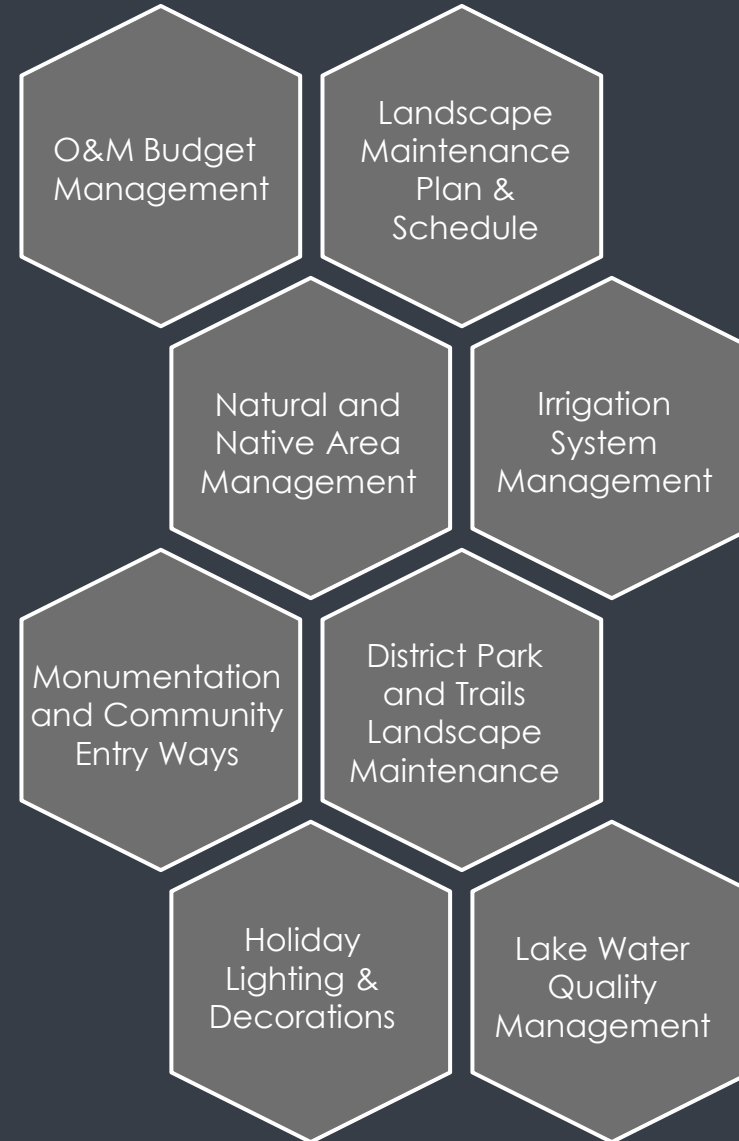
DISTRICTS NOS. 2-4

- FINANCING DISTRICTS. PROVIDE OVERSIGHT AND MANAGEMENT OF ISSUED DEBT.
 - D2 ORIGINALLY ISSUED DEBT IN 2017 WHICH WAS REFINANCED IN 2024.
 - D4 ISSUED DEBT IN 2024.
- ADOPTS OWN ANNUAL BUDGETS FOR DEBT SERVICE PAYMENTS AND REVENUE TRANSFERS TO D1
- LEVIES PROPERTY TAXES FOR ISSUED DEBT AND DISTRICT OPERATIONS
- EACH DISTRICT HAS 5-MEMBER BOARD MADE UP OF ELIGIBLE ELECTORS FROM EACH RESPECTIVE DISTRICT

BOARD MEETINGS

- DISTRICT BOARD MEETINGS ARE PUBLIC MEETINGS, OPEN TO THE PUBLIC TO ATTEND
- BOARD MEETING AGENDAS, MEETING LINK, AND MINUTES ARE POSTED ON THE DISTRICT WEBSITE:
[HTTPS://WWW.STVRAINMD.LIVE/BOARD-MEETINGS](https://www.stvrainmd.live/board-meetings)
- 2025 REGULAR BOARD MEETINGS | 6:00 PM
 - TUESDAY, FEBRUARY 11TH | VIRTUAL
 - TUESDAY, APRIL 8TH | VIRTUAL
 - TUESDAY, JULY 15TH BOARD MEETING AND ANNUAL MEETING | THE COVE
 - TUESDAY, OCTOBER 10TH | VIRTUAL
 - TUESDAY, NOVEMBER 18TH | BOARD MEETING AND 2026 BUDGET HEARING | VIRTUAL

DISTRICT LANDSCAPE OPERATIONS AND MAINTENANCE



DISTRICT OPERATIONS AND MAINTENANCE MAP

BAREFOOT LAKES

SVLMD: O&M Landscaping Map



Landscape Scope Key

- | | |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Native |  Manicured |
|  Enhanced Native |  Median Maintenance |
|  Floral |  Duplex and Single Family |
|  Beds |  Cove Manicured Turf |
|  Peninsula Park |  Detention Pond 104 |
|  Dock/Pier | |

2025 LANDSCAPE OPERATIONS AND MAINTENANCE PLAN

JANUARY AND FEBRUARY

FINALIZE O&M CONTRACTS | ISSUE O&M PLAN | REMOVE HOLIDAY LIGHTING/DECORATIONS | CUT BACK ORNAMENTAL GRASSES AND SHRUBS

MARCH

PRESSURE TEST IRRIGATION SYSTEM | ASSES MANICURED AND NATURAL AREA SITES | BEGIN NATURAL AREA WEED CONTROL AROUND LAKES AND WITHIN NEIGHBORHOOD TRACTS | ASSESS REGULATORY SIGNS/SIGNPOSTS | PLAYGROUND INSPECTIONS AND REPAIRS | CLEAN CONCRETE TRAILS | SERVICE UNDERDRAIN SYSTEM | MEET WITH MODIFICATION COMMITTEE

APRIL

ACTIVATE IRRIGATION SYSTEM | TURF AERATION | SPRING FERTILIZATION | BEGIN MOWING NATURAL AREA BEAUTY BANDS | MOW NATURAL AREAS FOR WEED CONTROL | NATURAL AREA CLEANUP VOLUNTEER EVENT | BEGIN LAKE WATER QUALITY MANAGEMENT

MAY

INSTALL FLOWERS | NATURAL AREA PLAN/PRESENTATION | OPEN POOL | OPEN LAKE DOCK | ASSESS TREES IN NATURAL AREAS.

JUNE

PLANT REPLACEMENTS | REFRESH MULCH BED | IRRIGATION BACKFLOW TESTING | MAINTAIN/REPAIR SOFT TRAILS | CLEAN CONCRETE TRAILS

JULY

ASSESS UNDERDRAIN MAINTENANCE NEEDS | BEGIN CHEMICAL WEED CONTROL IN NATURAL AREAS | MOW NATURAL AREAS ALONG CR 9.5 | RIGHT-OF-WAY MOWING | O&M SCOPE REVIEW/PRICING REQUESTS. MEET WITH MODIFICATION COMMITTEE

AUGUST

MEET ON-SITE WITH DISTRICT MANAGER AND BOARD REPRESENTATIVE(S) | DRAFT 2026 O&M BUDGET.

SEPTEMBER

TREE REPLACEMENTS, IF NECESSARY | FINISH RIGHT-OF-WAY AND NATURAL AREA MOWING | CLOSE/WINTERIZE POOL | FINISH LAKE WATERCRAFT RENTALS | CLEAN CONCRETE TRAILS | CLEAN SUNSET PAVILION | O&M BIDDING PROCESS.

OCTOBER

REMOVE FLOWERS | WINTERIZE IRRIGATION SYSTEM | CLOSE/WINTERIZE LAKE DOCK

NOVEMBER

RESEED NATURAL AREAS | INSTALL HOLIDAY LIGHTING/DECORATION | FINALIZE 2026 O&M BUDGET

DECEMBER

CLEAN CONCRETE TRAILS | UPDATE SERVICE AREA MAPS | ISSUE 2026 O&M CONTRACTS.

2025 FEE SCHEDULE

OPERATIONS FEE	MAINTENANCE FEES- FILING 3 HOMES ONLY	DESIGN REVIEW FEE
\$270/ QTR	\$178/ QTR OVATION \$85/ QTR VILLA	\$150
COVERS COSTS RELATED TO DISTRICT SERVICES, LANDSCAPING AND MAINTENANCE OPERATIONS, AMENITY OPERATION	COVERS COSTS RELATED TO ADDITIONAL DISTRICT PROVIDED SERVICES FOR ON-LOT MAINTENANCE	APPLICATION REVIEW FEE

THE DISTRICT IMPOSES FEES TO COVER THE COSTS RELATED TO DISTRICT PROVIDED SERVICES AND OPERATIONS. THE MANAGEMENT TRUST MANAGES QUARTERLY BILLING AND FEE COLLECTION

2025 REGULAR ELECTION INFORMATION

- **ELECTION DAY: MAY 6, 2025**
- METRO DISTRICTS HOLD REGULAR ELECTIONS PURSUANT TO THE COLORADO LOCAL GOVERNMENT ELECTION CODE
- 5 MEMBER BOARDS, ALTERNATING 4 YEAR TERMS
- MAIL BALLOT ELECTION
- TERMS UP FOR 2025 ELECTION:

DISTRICT NO. 2	DISTRICT NOS. 1, 3 & 4
3, 4-YEAR TERMS (THROUGH MAY 2029)	2, 2-YEAR TERMS (THROUGH MAY 2027)
	2, 4-YEAR TERMS (THROUGH MAY 2029)

ABLE TO CANCEL ELECTION IF RECEIVE NUMBER OF SELF-NOMINATION PETITIONS AS THERE ARE TERMS UP FOR ELECTION AND NO INITIATIVE ON BALLOT

HOW TO RUN FOR BOARD

- MEET ELIGIBLE ELECTOR CRITERIA FOR RESPECTIVE DISTRICT
- SUBMIT SELF NOMINATION PETITION TO DESIGNATED ELECTION OFFICIAL (DEO) BY SUBMISSION DEADLINE
- A SELF-NOMINATION FORM CAN BE FOUND AT WWW.WHITEBEARANKELE.COM/
- SUBMISSION DEADLINE: **FEBRUARY 28, 2025, AT 5:00P.M.**

FOR FULL INSTRUCTIONS PLEASE SEE THE CALL FOR NOMINATIONS DOCUMENT POSTED ON THE DISTRICT'S WEBSITE UNDER:

GOVERNANCE > DISTRICT DOCUMENTS > ELECTIONS RESULTS AND RESOLUTIONS > CALL FOR NOMINATIONS

CALL FOR NOMINATIONS

CALL FOR NOMINATIONS

§§ 1-13.5-501; 1-13.5-303, C.R.S.

TO WHOM IT MAY CONCERN, and, particularly, to the eligible electors of the St. Vrain Lakes Metropolitan District No. 2, Town of Firestone, Weld County, Colorado (the “District”).

NOTICE IS HEREBY GIVEN that an election will be held on May 6, 2025, between the hours of 7:00 a.m. and 7:00 p.m. At that time, Three (3) directors will be elected to serve until May 2029. Eligible electors of the District interested in serving on the board of directors may obtain a Self-Nomination and Acceptance Form from the Designated Election Official (“DEO”) at 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122 or via telephone at 303-858-1800, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Self-Nomination and Acceptance Forms are also available online at <https://whitebearankele.com/>.

The deadline to submit a Self-Nomination and Acceptance Form is the close of business (5:00 p.m.) on **Friday, February 28, 2025**. If the DEO determines a Self-Nomination and Acceptance Form is not sufficient, the form may be amended prior to 5:00 p.m. on February 28, 2025. Earlier submittal is encouraged as the deadline will not permit curing of an insufficient form after this date and time. An Affidavit of Intent to be a Write-In Candidate must be submitted to the office of the DEO by the close of business (5:00 p.m.) on **Monday, March 3, 2025**.

NOTICE IS FURTHER GIVEN that information on obtaining an absentee ballot may be obtained from the DEO, and applications for an absentee ballot must be filed with the DEO no later than the close of business (5:00 p.m.) on **April 29, 2025**.

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 2

By: Designated Election Official

DESIGNATED ELECTION OFFICIAL (DEO)

CONTACT INFORMATION:

ASHLEY FRISBIE
2154 E. COMMONS AVE. #2000
CENTENNIAL, COLORADO 80122
PHONE: (303)-858-1800
EMAIL: AFRISBIE@WBAPC.COM

DEO IS THE PERSON DESIGNATED BY THE BOARD OF DIRECTORS TO SUPERVISE ELECTION. CONTACT DEO WITH ANY QUESTIONS RELATED TO THE ELECTION, SELF NOMINATION PETITION, SUBMITTAL DATE, AND BALLOT.

QUESTIONS?

