

**LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
SPECIAL MEETING AGENDA
May 12, 2026; 5:30 PM**

Board of Directors	Office	Term Expiration
Eric Eckberg	President	May 2029
Melissa Peruzzi	Assistant Secretary	May 2029
John Fairbairn	Secretary	May 2029
Vacant		May 2027
Lorelei Nelson	Assistant Secretary	May 2027

Meeting Location: Pursuant to § 32-1-903 CRS, as amended, the District’s meetings may be conducted electronically, telephonically or by other virtual means.

Directors and members of the public that wish to participate in the meeting may access the meeting via:

Teleconference: (720) 707-2699, Conference ID: 835 4741 3409

Videoconference <https://us06web.zoom.us/j/83547413409?from=addon>



All members of the public will be muted upon entry. If you would like to address the Board during the Public Comment period, raise your hand by one of the methods below:

If you are joining by videoconference, select **“Raise Your Hand”** on the **“React”** tab to be unmuted.

If you are joining by teleconference, press ***9 to “Raise Your Hand”** and ***6 to unmute** and mute yourself.

AGENDA

1. Call to Order and declaration of quorum
2. Consent Agenda
 - 2.1. Present disclosures of potential conflicts of interest
 - 2.2. Approve agenda
 - 2.3. Approval of minutes from October 30, 2025 and December 17, 2025
3. Interview director candidates
4. Consider appointment of new director / Administer Oath of Office
5. Consider election of officers (President, Sec/Treasurer, Asst. Secretaries, etc.)
6. Consider ratification of amendment to architectural design guidelines to permit widening of concrete driveways
7. Accountant’s Report:
 - 7.1. Ratification of Claims
 - 7.2. Accountants review of cash position and unaudited financials for the period ending March 31, 2026

8. Manager's Report:
 - 8.1. Findings and recommendations of landscaping committee
 - 8.2. Manager's summary of outstanding covenant violations; discussion re same
 - 8.3. Manager's summary of landscaping quotes; discussion re same
9. Attorney's Report:
 - 9.1. Attorney's summary of proposed resolution to impose fees
10. Public Comments
11. Consider approval of a Resolution to Impose Fees, Subject to and Contingent on a Town Resolution Authorizing the Fees
12. Discuss and consider approval of landscaping contractor
13. Discuss and consider findings and recommendations of landscaping committee
14. Other Business
15. Adjourn

**The next regular meeting of the Board of Directors
is scheduled for 10:00 AM on October 21, 2026.**

Posted on the District's website at <https://lochbuiestationresidentialmd.com/> at least 24 hours prior to the meeting.

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT

HELD OCTOBER 30, 2025

A Special meeting of the Board of Directors of the Lochbuie Station Residential Metropolitan District was held on October 30, 2025, at 11:00 a.m. via Zoom. The login information was listed in the meeting notice posted by the District and the public was able to attend the meeting via telephone conference call if they desired.

ATTENDANCE

The following directors were in attendance:

Eric Eckberg, President
John Fairbairn, Secretary
Gary Duke, Treasurer/Assistant Secretary
Melissa Peruzzi, Assistant Secretary

Absent was Director Lorelei Nelson whose absence was excused.

Also present was:

Joel Meggers, Diane Rodriguez, Kayla Blair, and Michael Schenfeld, of Community Resource Services of Colorado, LLC
Michael Davis and Marisa Davis, of Law Office of Michael E. Davis, LLC
Noelle Alcorn, Resident
Hilary Hammond, Resident
Tyler Meek, Resident
Michaela Kittleson, Resident
Janaya Spink, Resident
Meredith Halweg, Resident
Teresa Ribble, Resident
James Hammond, Resident
Bradon Hendrickson, Resident
Zach Downing, Resident
Adam Leal, Resident
Adrian Trejo, Resident
Karley Villarreal - Hernandez
David, Resident
Lea, Resident
Larry, Resident
Brenda, Resident

ADMINISTRATIVE ITEMS:

Call to Order: Mr. Meggers called a meeting to order at 11:02 am and stated that a quorum of the Board was present and the Directors confirmed their qualifications to serve.

Disclosures of Potential Conflicts of Interest: The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Written disclosures of the interest of all of the directors were filed with the Secretary of State prior to the meeting.

Consent Agenda: Upon a motion made by Director Duke, seconded by Director Eckberg, and following a vote, the Board unanimously approved Consent Agenda Items a–d.

Consider Ratification and Approval of Payments of Claims: Ms. Rodriguez reviewed the claims from July 28, 2025 through October 25, 2025, totaling \$48,367.67. Upon motion by Director Eckberg and second by Director Fairbairn, the claims were unanimously ratified.

Review Unaudited Financial Statements: Ms. Rodriguez reviewed the financial statements dated September 30, 2025 with the Board.

Public Hearing for Proposed 2025 Budget Amendment: Mr. Meggers noted that notice of the public hearing for the 2025 budget amendment was properly posted and otherwise published in accordance with Colorado law. Upon motion of Director Eckberg and second by Director Fairbairn, Mr. Meggers opened the public hearing. Ms. Rodriguez reviewed the details of the 2025 budget amendment with the Board, noting that the appropriation for the General Fund required amendment. No one providing any comments to the budget amendment, upon motion by Director Eckberg and second by Director Fairbairn, Mr. Meggers closed the hearing.

Upon review and discussion and upon the motion of Director Eckberg and second by Director Fairbairn, the Board unanimously approved the budget amendment for 2025 as presented, and appropriated the funds therefore. The Board also authorized the execution of its budget amendment resolution containing details of the Board action.

Public Hearing for 2026 Budget, Adoption of the 2026 Budget, Certification of Mill Levy, Appropriation of the 2026 Expenditures: Mr. Meggers noted that notice of the public hearing for the 2026 budget was properly posted and otherwise published in accordance with Colorado law. Upon motion of Director Eckberg and second by Director Fairbairn, Mr. Meggers opened the public hearing. Ms. Rodriguez presented the 2026 budget to the Board and the public. Members of the public provided comments regarding the proposed budget and proposed operations and maintenance fee, with several individuals expressing the concern that the proposed fee was too high, or higher than neighboring metro districts, and/or that they were unaware of the district's ability or intent charge fees. Additional concerns were expressed during the public hearing regarding the level and adequacy of operations and maintenance services performed by the District and the cost of those services. Director Eckberg explained that home builders within the development completed build-out and turned-over all landscaping tracts to the District during 2025 which necessitates the proposed fees for 2026 to pay for the District's administration, operations and maintenance.

Upon motion by Director Eckberg and second by Director Fairbairn, Mr. Meggers closed the hearing. The Board discussed the need for a fee for operations and maintenance to balance the 2026 budget in the absence of homebuilders continuing to pay for landscaping and irrigation while public improvements were still underway, and in lieu of continuing developer O&M advances. Upon review and discussion and upon the motion of Director Eckberg and second by Director Fairbairn, the Board unanimously approved the proposed budget for 2026, subject to receipt of the final assessed value of the District by the County Assessor, and appropriated the funds therefore. Pursuant to Colorado law, a mill levy of 63.679 (6.079 mills for operations and maintenance and 57.600 mills for debt) will be certified for collection in 2026. The Board also authorized the execution of its budget resolution containing details of the Board action.

2026 Annual Administrative Resolution: The directors discussed various administrative matters to be determined by the Board on an annual basis in order to comply with Colorado law. Mr. Davis presented the Board with a resolution designating officers for the District, addressing director compensation, establishing regular meeting dates and notice provisions, and other administrative matters. Upon motion of Director Duke and second by Director Fairbairn, the Board unanimously approved the annual administrative resolution.

Operations and Maintenance Fee for the District: Mr Davis presented a proposed fee resolution for administration, operations and maintenance. Mr. Davis also explained that pursuant to the Intergovernmental Agreement between the District and the Town of Lochbuie (“Town”), the Board could not adopt the fee resolution until receiving written approval, by way of a resolution, from the Board of Trustees of the Town. The Board deferred action on the fee resolution and directed Mr. Davis to begin the process of obtaining the required approval from the Board of Trustees.

Contracts for Landscaping and Snow Removal: The District manager reviewed the existing contractor’s proposed landscaping and snow removal fees for 2026. The Board discussed the need to procure additional bids for landscaping and snow removal. Upon a motion made by Director Eckberg, seconded by Director Fairbairn, and following a vote, the Board determined to continue the existing landscaping and snow removal contracts on a monthly basis until additional bids and contractors could be identified by the District’s manager.

ADJOURNMENT

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL ANNUAL PUBLIC MEETING OF THE LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT

HELD DECEMBER 17, 2025

A special meeting of the Board of Directors of the Lochbuie Station Residential Metropolitan District was held on December 17, 2025, at 5:30 p.m. via videoconference and teleconference. The login and dial-in information were listed in the meeting notice posted by the District and the public was able to attend the meeting in person or via videoconference or telephone conference call, if they desired.

ATTENDANCE:

The following directors were in attendance:

Eric Eckberg, President

John Fairbairn, Secretary

Gary Duke, Treasurer/Assistant Secretary

Lorelei Nelson, Assistant Secretary

Melissa Peruzzi, Assistant Secretary

Also present was:

Joel Meggers, Diane Rodriguez and Kayla Blair and Michael Schenfeld Community Resource Services of Colorado, LLC

Michael Davis, Esq. and Marisa Davis, of Law Office of

Michael E. Davis, LLC

Kole Solz, Resident

Amber Perez, Resident

Brain Scott, Resident

Christy Bishop, Resident

Mr. Summers, Resident

Noelle Alcorn, Resident

Michaela Leal, Resident

Adam Leal, Resident

Laura Ferando Trejo, Resident

Tara Juarez, Resident

Amanda, Resident

David, Resident

Amy S, Resident

Katie, Resident

JG, Resident

Aaron V, Resident

Kristine, Resident

Ryan, Resident

Luis, Resident

RECORD OF PROCEEDINGS

**ADMINISTRATIVE
ITEMS:**

Call to Order: Mr. Meggers called the meeting for Lochbuie Station Residential Metropolitan District at 5:33 p.m. He noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve.

CONSENT AGENDA:

Agenda: The Board reviewed the agenda and determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Upon motion and seconded, and, upon vote, the Board unanimously approved the agenda as presented.

**PUBLIC
INFRASTRUCTURE:**

Director Eckberg provided an update on the status of the construction of public infrastructure noting all public infrastructure projects within the District are complete.

OUTSTANDING BONDS:

Ms. Rodriguez provided an update regarding the status of the outstanding bonds.

**UNAUDITED FINANCIAL
STATEMENTS:**

Ms. Rodriguez reviewed the details of the unaudited financial statements dated November 30, 2025.

PUBLIC COMMENT:

Members of the public provided comments regarding the proposed fee for operations and maintenance, the enforcement of covenants, board composition, website transparency and various District matters.

The Board responded to public comment regarding the Board's fiduciary duty to balance the budget, and maintain the District's infrastructure and services.

ADJOURNMENT:

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

Secretary for the Meeting

<p>DISTRICT COURT COUNTY OF ADAMS, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone No.: (303) 659-1161</p> <hr/> <p>Petitioner: Lochbuie Station Residential Metropolitan District</p> <hr/> <p>Attorneys for Petitioners:</p> <p>Michael E. Davis Law Office of Michael E. Davis, LLC 1151 Eagle Drive, Suite 366 Loveland, CO 80537 Phone Number: (720) 324-3130 E-mail: michael@mdavislawoffice.com Atty. Reg. #: 37229</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> <p>Case Number: 2018CV031634</p> <p>Div.: Ctrm:</p>
<p>CERTIFICATE OF APPOINTMENT IN THE MATTER OF LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT COUNTY OF ADAMS, STATE OF COLORADO</p>	

I, Eric Eckberg, President of the Board of Directors of Lochbuie Station Residential Metropolitan District (the “District”), of the County of Adams, State of Colorado, hereby certify that at a special meeting of the Board of Directors of the District, held at 5:30 PM on May 12, 2026 at <https://us06web.zoom.us/j/83547413409?from=addon>, the Board determined that a vacancy had occurred on the Board of Directors of the District; that it was necessary to appoint a new director to act until the next regular election of the District; that nominations were open for appointment of a new director; and that upon unanimous vote there was appointed to the Board the following qualified elector of the District to act until the next regular election of the District:

Name: _____

I further certify that I have caused this Certificate of Appointment to be delivered to said new director and to the Division of Local Government of the State of Colorado.

Dated May 12, 2026.

LOCHBUIE STATION RESIDENTIAL
METROPOLITAN DISTRICT

By: _____
Eric Eckberg, President

DISTRICT COURT COUNTY OF ADAMS, COLORADO Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone No.: (303) 659-1161	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Case Number: 2018CV031634 Div.: Ctrm:
Petitioner: Lochbuie Station Residential Metropolitan District	
OATH OF OFFICE	

I _____, do affirm that I will support the constitution of the United States, the constitution of the state of Colorado, and the laws of the state of Colorado, and will faithfully perform the duties of the office of Director of Lochbuie Station Residential Metropolitan District upon which I am about to enter to the best of my ability.

Signed:

Subscribed and sworn to before me this ____ day of _____, 20__.

By:

Signature of Person Administering Oath

* Title of Person Administering Oath

* Person authorized to administer oaths: County Clerk and Recorder, Clerk of the Court, Notary Public or President of the Board of Directors of the District.

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT

Residential Improvement Guidelines for all Lots, Adopted July 21, 2021

Revised effective January 1, 2026, as follows:

From:

2.23 Driveways. Changes or alterations will not be permitted; this includes a pull-off area to the side of the driveway.

To:

2.23 Driveways (Revised 01/01/26). The width of driveways may be extended by not more than three (3) feet toward the lot line, provided that the extension: (i) doesn't impede drainage; (ii) is constructed using concrete to match the existing driveway; and (iii) does not result in the removal of front lawn or turf landscaping. Residents are advised that any driveway extensions over utility easements are subject to removal by the utility provider, with or without notice to the property owner. Requests for driveway extensions greater than three (3) feet will not be approved.

Ranges: From: To: From: To:
 Check Number First Last Check Date 10/25/2025 5/8/2026
 Vendor ID First Last Checkbook ID First Last
 Vendor Name First Last

Sorted By: Check Date

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
063	HIGHSTREET	Highstreet Insurance & Financi	10/31/2025	INBANK	PMCHK00000115	\$695.00
064	LAW OFFICE OF	Law Office of Michael E Davis	10/31/2025	INBANK	PMCHK00000116	\$214.50
065	CO SPECIAL DP&L	CO Special District Property &	10/31/2025	INBANK	PMCHK00000114	\$2,122.00
EFT0000000000012	CRS	CRS of Colorado, LLC	10/31/2025	INBANK	PMCHK00000117	\$8,035.56
EFT0000000000013	VALOR	Valor Landscape	10/31/2025	INBANK	PMCHK00000118	\$10,395.75
EFT0000000000015	TOWN OF LOCH	Town of Lochbuie	11/17/2025	INBANK	PMCHK00000120	\$3,913.32
066	COLORADO COMMUN	Colorado Community Media	12/8/2025	INBANK	PMCHK00000121	\$51.08
067	LAW OFFICE OF	Law Office of Michael E Davis	12/8/2025	INBANK	PMCHK00000122	\$3,627.00
EFT0000000000016	CRS	CRS of Colorado, LLC	12/8/2025	INBANK	PMCHK00000123	\$10,320.80
EFT0000000000017	VALOR	Valor Landscape	12/8/2025	INBANK	PMCHK00000124	\$5,737.20
068	STREAMLINE	Streamline	12/30/2025	INBANK	PMCHK00000126	\$1,188.00
069	LAW OFFICE OF	Law Office of Michael E Davis	12/30/2025	INBANK	PMCHK00000125	\$2,260.50
EFT0000000000018	CRS	CRS of Colorado, LLC	12/30/2025	INBANK	PMCHK00000127	\$5,027.50
EFT0000000000019	UMB	UMB Bank	12/30/2025	INBANK	PMCHK00000128	\$3,000.00
EFT0000000000020	VALOR	Valor Landscape	12/30/2025	INBANK	PMCHK00000129	\$9,914.91
EFT0000000000021	TOWN OF LOCH	Town of Lochbuie	12/30/2025	INBANK	PMCHK00000130	\$143.34
070	LAW OFFICE OF	Law Office of Michael E Davis	1/30/2026	INBANK	PMCHK00000131	\$3,966.00
EFT0000000000022	CRS	CRS of Colorado, LLC	1/30/2026	INBANK	PMCHK00000132	\$8,925.72
EFT0000000000023	VALOR	Valor Landscape	1/30/2026	INBANK	PMCHK00000133	\$1,325.00
EFT0000000000024	TOWN OF LOCH	Town of Lochbuie	1/30/2026	INBANK	PMCHK00000134	\$143.34
071	SDA	Special District Association	3/2/2026	INBANK	PMCHK00000136	\$598.38
072	LAW OFFICE OF	Law Office of Michael E Davis	3/2/2026	INBANK	PMCHK00000135	\$3,673.00
EFT0000000000025	CRS	CRS of Colorado, LLC	3/2/2026	INBANK	PMCHK00000137	\$6,097.22
EFT0000000000026	VALOR	Valor Landscape	3/2/2026	INBANK	PMCHK00000138	\$4,252.50
EFT0000000000027	TOWN OF LOCH	Town of Lochbuie	3/2/2026	INBANK	PMCHK00000139	\$143.34
073	LAW OFFICE OF	Law Office of Michael E Davis	3/23/2026	INBANK	PMCHK00000140	\$3,398.50
EFT0000000000028	CRS	CRS of Colorado, LLC	3/23/2026	INBANK	PMCHK00000141	\$9,102.46
EFT0000000000029	VALOR	Valor Landscape	3/23/2026	INBANK	PMCHK00000142	\$2,115.00
EFT0000000000030	TOWN OF LOCH	Town of Lochbuie	3/23/2026	INBANK	PMCHK00000143	\$150.51
EFT0000000000031	CRS	CRS of Colorado, LLC	4/29/2026	INBANK	PMCHK00000144	\$12,151.57
EFT0000000000032	LAW OFFICE OF	Law Office of Michael E Davis	4/29/2026	INBANK	PMCHK00000145	\$6,060.54
EFT0000000000033	VALOR	Valor Landscape	4/29/2026	INBANK	PMCHK00000146	\$8,708.23
EFT0000000000034	TOWN OF LOCH	Town of Lochbuie	4/29/2026	INBANK	PMCHK00000147	\$150.51

Total Checks: 33 Total Amount of Checks: \$137,608.28

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
CASH POSITION
Year to Date (YTD) as of April 30, 2026
Adjusted as of May 8, 2026

Account Activity Item Description	CHECKING	INVESTMENTS		TOTAL
	InBank	Colotrust Plus	UMB 2024 BOND FUNDS	ALL ACCOUNTS
BEGINNING BANK BALANCE	\$ 18,925	\$ 9,325	\$ 5,411	\$ 33,661
YTD credits - total deposits, wires and transfers	250,299	190,805	5	441,109
YTD debits - total vouchers, wires and transfers	(264,410)	-	(5,401)	(269,811)
YTD bank balance	4,814	200,130	15	204,959
Add outstanding deposit	-	-	-	-
Less outstanding checks	-	-	-	-
Adjusted balance at end of period - agrees to page 2 ending fund allocation	4,814	200,130	15	204,959
Less amount restricted for debt	(5,663)	(200,130)	(15)	(205,808)
UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD	(849)	-	-	(849)
Current period activity				
Current property tax deposits	9,607	-	-	9,607
Restricted property taxes	(8,690)	8,690	-	-
Less amount restricted for debt	-	(8,690)	-	(8,690)
Current payables	-	-	-	-
Total current period adjustments	917	-	-	917
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	\$ 68	\$ -	\$ -	\$ 68

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
ALLOCATION OF FUNDS AVAILABLE
Year to Date (YTD) as of April 30, 2026
Unaudited

Account Activity Item Description	GENERAL	DEBT	TOTALS ALL FUNDS
Beginning fund balances	\$ 2,840	\$ 27,373	\$ 30,213
YTD DEPOSITS			
Property taxes	19,164	181,585	200,749
Specific ownership	591	4,970	5,561
Interest	805	5	810
Total deposits	20,560	186,560	207,120
YTD total payables	(71,249)	(8,125)	(79,374)
OTHER FINANCING SOURCES			
Developer advances	47,000	-	47,000
Transfer to other funds	-	-	-
Total other financing sources	47,000	-	47,000
ENDING FUNDS AVAILABLE	\$ (849)	\$ 205,808	\$ 204,959

(Page 3)

(Page 4)

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
GENERAL FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Four Months Ended April 30, 2026
Unaudited

	YTD Actual	2026 Adopted Budget	Variance Over (Under)	Percent of Budget (YTD 33%)
REVENUES				
Property taxes	\$ 19,164	\$ 38,741	\$ (19,577)	49%
Specific ownership taxes	591	1,937	(1,346)	31%
O&M fee	-	181,800	(181,800)	0%
Interest	805	500	305	161%
Total revenues	<u>20,560</u>	<u>222,978</u>	<u>(202,418)</u>	<u>9%</u>
EXPENDITURES				
Audit	2,119	12,000	(9,881)	18%
County treasurer fees	287	3,343	(3,056)	9%
District management and accounting	34,158	60,000	(25,842)	57%
Dues and subscriptions	599	1,500	(901)	40%
Election	-	-	-	0%
Insurance and bonds	-	3,000	(3,000)	0%
Landscape	13,487	52,812	(39,325)	26%
Legal	17,098	10,000	7,098	171%
Miscellaneous	-	200	(200)	0%
Snow removal	2,914	10,000	(7,086)	29%
Utilities	587	48,000	(47,413)	1%
Emergency reserve	-	6,000	(6,000)	0%
Total expenditures	<u>71,249</u>	<u>206,855</u>	<u>(135,606)</u>	<u>34%</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(50,689)</u>	<u>16,123</u>	<u>(66,812)</u>	<u>-314%</u>
OTHER FINANCING SOURCES (USES)				
Developer advances	47,000	-	47,000	0%
Total other financing sources (uses)	<u>47,000</u>	<u>-</u>	<u>47,000</u>	<u>0%</u>
NET CHANGE IN FUNDS AVAILABLE	(3,689)	<u>\$ 16,123</u>	<u>\$ (19,812)</u>	
BEGINNING FUNDS AVAILABLE	<u>2,840</u>			
ENDING FUNDS AVAILABLE	<u>\$ (849)</u>			

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
DEBT SERVICE FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Four Months Ended April 30, 2026
Unaudited

	YTD Actual	2026 Adopted Budget	Variance Over (Under)	Percent of Budget (YTD 33%)
REVENUES				
Property taxes	\$ 181,585	\$ 367,083	\$ (185,498)	49%
Specific ownership taxes	4,970	18,354	(13,384)	27%
Interest	5	500	(495)	1%
Total revenues	<u>186,560</u>	<u>385,937</u>	<u>(199,377)</u>	<u>48%</u>
EXPENDITURES				
County treasurer fees	2,725	5,506	(2,781)	49%
Bond interest	5,399	113,544	(108,145)	5%
Loan interest	-	204,700	(204,700)	0%
Loan principal	-	12,000	(12,000)	0%
Paying agent and cash management fees	1	10,000	(9,999)	0%
Total expenditures	<u>8,125</u>	<u>345,750</u>	<u>(337,625)</u>	<u>2%</u>
NET CHANGE IN FUNDS AVAILABLE	178,435	<u>\$ 40,187</u>	<u>\$ 138,248</u>	
BEGINNING FUNDS AVAILABLE	<u>27,373</u>			
ENDING FUNDS AVAILABLE	<u>\$ 205,808</u>			

Recommendations from Landscaping Committee

Suggestions for Improving Underused/Overgrown Landscape Areas in Lochbuie Station

There are a number of areas throughout Lochbuie Station with large sections of native grass and weeds that require watering, mowing, and ongoing maintenance but don't provide any benefit to residents. In most cases these spaces have become overgrown, and many neighbors see them as eyesores. At the same time, the community continues to pay for the irrigation and maintenance of these areas.

One idea worth considering would be converting these parcels into **low-maintenance xeriscape community spaces** that require little to no irrigation and significantly less upkeep.

These areas could include features such as:

- Rock and xeriscape landscaping with only drought-tolerant plants
- Native pollinator gardens for bees and butterflies
- A horseshoe pit or something similar
- Bench seating or a small pergola gathering space

Changes like this could turn currently unused areas into something attractive and useful for the neighborhood while also reducing water use and ongoing maintenance costs.

Given that these areas require ongoing irrigation and maintenance funded by the community, it would be helpful to evaluate whether lower-maintenance alternatives could provide both cost savings and a better use of the space.

Some areas that are all "native grass" Full of weeds, bulls head thorns, currently unusable:

1. Area on both sides of park between Chipeta and Sabin
2. Fenceline of second park
3. Walking path that runs behind the development (west)
4. Chipeta/Wagon Trail @ I-76 Frontage Road.
5. 168th/Wagon Trail. Everything west of the Lochbuie Station sign.

Explore grants or other types of external funding for water conservation efforts to determine if the District may be eligible. Examples: Bureau of Reclamation WaterSMART Program, including Drought Response Program (DRP) and Small-Scale Water Efficiency Projects (SWEP); Colorado WaterNow Alliance.

MEMORANDUM

TO: Board of Directors
Lochbuie Station Metropolitan District

FROM: Kayla Blair, District Manager

DATE: May 7, 2026

SUBJECT: Covenant Enforcement

CRS staff is on-site every two weeks for covenant enforcement oversight. Staff uses an application (Company Cam) to document violations using photos and notes when on site. Staff will continue monitoring and following up on unresolved violations as needed.

The following is a recap of violation notices:

<u>Violations</u>	<u>Notices Sent</u>	<u>Number Resolved</u>
June 2025	76	76
July 2025	18	18
August 2025	17	17
September 2025	9	9
October 2025	2	2
November 2025	6	6
December 2025 (fence audit)	96 notices will be sent out by 4/15/26	
January 2026 (driveway extensions)	21	21
(other violations)	5	5
February 2026	17	16
March 2026	11	10
April 2026	14	11 (2 went to legal)
May 2026 (fence audit)	96	20
(other violations)	35	—

Summary of landscape quotes to be provided to Board

**RESOLUTION OF THE BOARD OF DIRECTORS OF
LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT
REGARDING THE IMPOSITION OF FEES**

WHEREAS, the Board of Trustees of the Town of Lochbuie (the “**Board of Trustees**”) approved the service plan (the “**Service Plan**”) for Lochbuie Station Residential Metropolitan District (the “**District**”) on September 4, 2018 by way of Resolution No. 2018-18.

WHEREAS, the District is a quasi-municipal corporation and political subdivision of the State of Colorado, and has all of the powers of a metropolitan district described in §§ 32-1-1001 and -1004, C.R.S., except that the District shall not, pursuant to the Service Plan, provide fire protection and emergency facilities or services.

WHEREAS, in accordance with the Service Plan, the District performs administrative, operations and maintenance functions including, among other things: ensuring that the District remains compliant with Colorado’s special district laws and applicable governmental accounting laws; enforcing covenants within the community; operation, maintenance and repair of open spaces, district-owned property and facilities, landscaping improvements, trails, parks, irrigation systems, entry monuments and perimeter fences within the District Boundaries (defined below); and snow removal from portions of the sidewalks and open spaces within the District.

WHEREAS, § 32-1-1001(1)(h) gives the District the power to have the management, control, and supervision of all the business and affairs of the special district, including among other things the operation, and maintenance of special district improvements.

WHEREAS, the District is authorized pursuant to Section 32-1-1001(1)(j), C.R.S., to fix and impose fees, rates, tolls, charges and penalties for services, programs, or facilities provided by the District, which, until paid, shall constitute a perpetual and perfected lien on and against all property served.

WHEREAS, the District and the Town of Lochbuie (the “**Town**”) entered into an Intergovernmental Agreement as of September 4, 2018 (the “**IGA**”).

WHEREAS, Section 10 of the IGA provides, “... [T]he District shall not impose any District fee(s) or charge(s) to fund administrative, operating, and/or facilities maintenance expenses, including the repayment of any advances provided to the District for such purposes, unless the fee(s) or charge(s) is/are specifically authorized by the Town Board in advance and in writing, which shall be evidenced by a resolution of the Town Board which resolution shall specifically identify the purpose of the proposed fee(s) and charge(s), the estimated duration of the fee(s) or charge(s) and the amount thereof. Any fee(s) or charge(s) approved by the Town Board in accordance with Section 11 [sic] of this Agreement shall not be increased, extended, or otherwise modified by the District Board without obtaining the Town’s written consent in accordance with the procedure outlined above.”

WHEREAS, the District anticipates that the Board of Trustees will adopt a resolution (the “**Town Resolution**”) on or about May 19, 2026 to authorize the District to impose a fee or fees to fund administrative, operating, and/or facilities maintenance expenses.

WHEREAS, the boundaries of the District are described in **Exhibit A**, attached hereto and made a part hereof by this reference (the “**District Boundaries**”).

WHEREAS, the Board of Directors of the District (the “**District Board**”) has determined that for each Single Family Detached residence (each a “**SFD Residence**”) within the District Boundaries it is necessary to impose: (a) an Operations and Maintenance Fee to meet the costs associated with the District’s services, operations and maintenance; (b) a Late Payment Fee; and (c) an Administrative Fee to offset the administrative expenses incurred when lots within the District Boundaries are transferred (such fees collectively referred to herein as the “**Fees**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT, AS FOLLOWS:

1. Term. This Resolution shall become effective only upon adoption of the Town Resolution by the Town Board. In the absence of a duly adopted Town Resolution, this Resolution shall be held in abeyance. Provided the Town Resolution has been duly authorized by the Town Board, the Fees shall become effective on June 1, 2026 or a different date specified in the Town Resolution, and shall expire at the end of twelve (12) months thereafter (the “**Term**”). The Fees may be extended beyond the end of the Term only in accordance with the Town Resolution.
2. Imposition of Fees. The District Board hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants and taxpayers to exercise its power by imposing the Fees on each SFD Residence within the District Boundaries, as follows:
 - 2.1. Operations and Maintenance Fee. The District Board hereby imposes an Operations and Maintenance Fee (the “**O&M Fee**”) in the amount of \$40.00 per month for each SFD Residence. The District may bill the O&M Fee on either a monthly or quarterly basis in advance of the month or calendar quarter for which such fee shall apply. The owner of each SFD Residence (each an “**Owner**”) shall have thirty (30) days from the date on which the invoice is sent (each a “**Due Date**”) to pay the O&M Fee.
 - 2.2. Late Payment Fee. If payment in full is not received within a five-day grace period following the applicable Due Date (the “**Past Due Date**”), the O&M Fee will be deemed to be past due and otherwise outstanding. A delinquency notice may be but is not required to be sent by the District at such time. Failure by any Owner to make payment of the O&M Fee due hereunder shall constitute a default in the payment of such O&M Fee. Upon such default, the Owner shall be responsible for a late payment fee (the “**Late Payment Fee**”), in accordance with § 29-1-1102, C.R.S., in the amount of \$5.00 per late payment on each monthly invoice or \$15.00 per late payment on each quarterly invoice.

- 2.3. Administrative Fee. The District Board hereby determines that in order to defray the District's costs associated with setting-up new accounts for Owners, the District shall impose an Administrative Fee (the "**Administrative Fee**") in the amount of \$255 per residential unit, which shall be due and payable at the time of any sale, transfer or re-sale of any SFD Residence within the District Boundaries. The Administrative Fee shall be due and payable upon the sale, conveyance or transfer by deed, instrument, writing, lease, or any other document or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged, or otherwise vested in a tenant, tenants, purchaser, or purchasers.
3. Unpaid Fees Constitute a Lien. If the Owner does not make payment of all past due Fees, which in the District's sole discretion may include simple interest as permitted by Section 29-1-1102(7), C.R.S. (the "**Delinquent Balance**"), within sixty (60) days from the Past Due Date, the District may, but is not required to, deliver to the Owner a letter notice of the lien to be recorded against the property. Unpaid Fees shall constitute a perfected statutory charge and lien upon the applicable SFD Residence pursuant to Section 32-1-1001(l)(j), C.R.S., from the Past Due Date until payment is made in full. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the SFD Residence and shall run with the land and such lien may be foreclosed by the District in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. The District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting Owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing a lien, the District will enforce the lien only to the extent necessary to collect the Delinquent Balance and costs of collection (including but not limited to reasonable attorneys' fees).
4. Amendments. The District reserves the right to amend this Resolution in the future to increase or decrease the amount of the Fees only as authorized by the Town Resolution.
5. Exclusions and Restricted Uses. The Fees shall not be imposed on real property conveyed or dedicated to non-profit owners' associations, governmental entities, or utility providers. The Fees shall not be used to reimburse any advances made to the District to fund administrative, operating and/or facilities maintenance expenses.
6. Severability. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof in any given circumstances shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.
7. Inquiries. Any inquiries pertaining to the Fees may be directed to the District Manager at: Community Resource Services of Colorado; 7995 E. Prentice Avenue, Suite 100; Greenwood Village, CO 80111; Attn: Joel Meggers; phone number: 303-204-0803; email: <jmeggers@crsofcolorado.com>.

Signature Page Follows.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2026.

Eric Eckberg, President
Lochbuie Station Residential Metropolitan District

Attest:

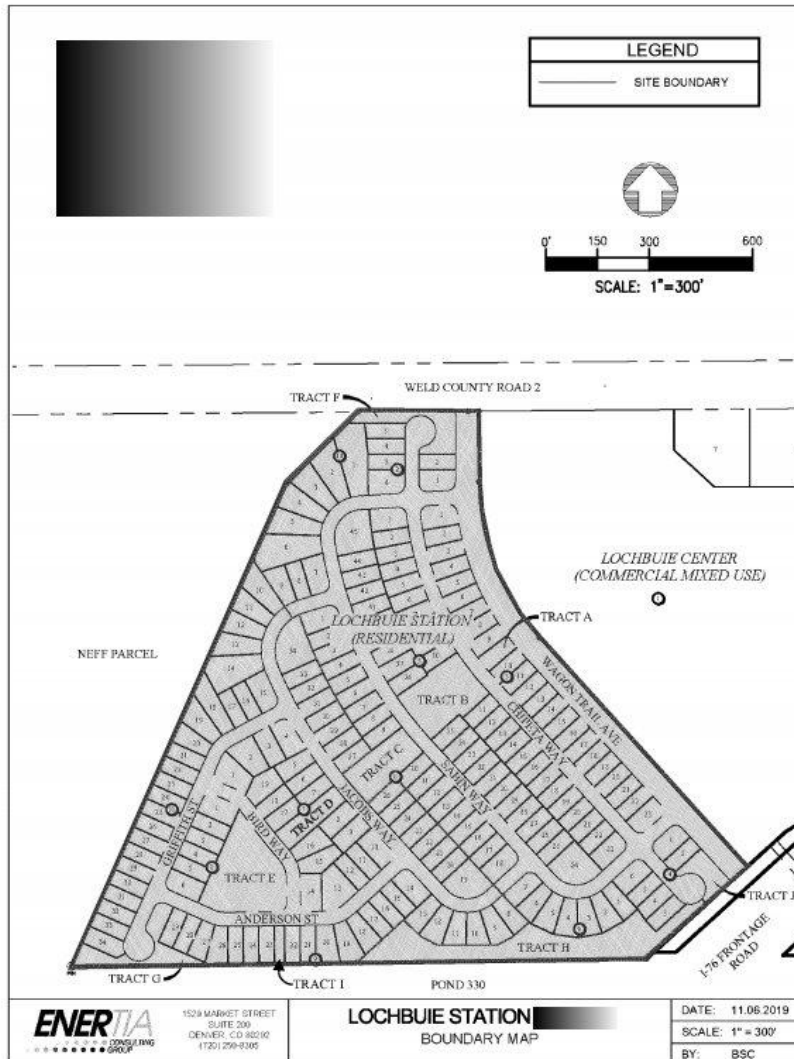
Treasurer/Assistant Secretary
Lochbuie Station Residential Metropolitan District

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT BOUNDARIES

Electronically Recorded RECEPTION#: 2020000042950,
5/12/2020 at 10:52 AM, 3 OF 3,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

Boundary Map: Lochbuie Station Residential Metropolitan District
Town of Lochbuie, Adams County, Colorado



Legal Description

Lochbuie Station Residential Metropolitan District

Lots 1 through 6, inclusive, Block 2,
Lots 1 through 23, inclusive, Block 3,
Lots 1 through 6, inclusive, Block 4,
Lots 1 through 45, inclusive, Block 5,
Lots 1 through 34, inclusive, Block 6,
Lots 1 through 19, inclusive, Block 7,
Lots 1 through 6, inclusive, Block 8,
Lots 1 through 29, inclusive, Block 9,
Lots 1 through 34, inclusive, Block 10, and
Tracts A, B, C, D, E, F, G, H, I and J
Lochbuie Center,

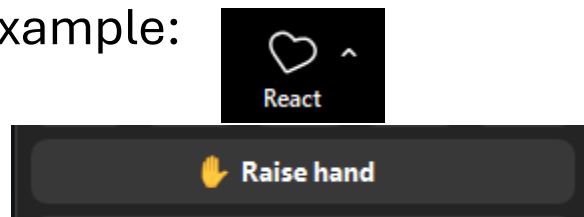
According to the plat thereof recorded January 28, 2019, at Reception No. 2019000006589, as
ratified by Resolution No. 2019-9 by the Board of Trustees of the Town of Lochbuie recorded
April 17, 2019, at Reception No. 2019000028239, County of Adams, State of Colorado

Public Comment Period

All members of the public have been muted upon entry.

If you would like to address the Board, please click the **“Raise Your Hand”** button located on the **“React”** tab in Zoom as shown below to be unmuted.

Example:



If you are joining by teleconference, press ***9** to **“Raise Your Hand”** and ***6** to **unmute** when requested.

Comments may be limited to 3 minutes per person.