

**ROXBOROUGH VILLAGE METROPOLITAN
DISTRICT**

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

<https://www.roxboroughmetrodistrict.org/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Mark Rubic	President	2025/May 2025
Debra Prysby	Vice President	2027/May 2027
Ephram Glass	Treasurer	2027/May 2027
Travis Jensen	Secretary	2025/May 2025
Mat Hart	Assistant Secretary	2025/May 2025

DATE: April 30, 2024
TIME: 6:00 p.m.
LOCATION: Roxborough Library Meeting Room
8357 North Rampart Range Road #200
Littleton, CO 80125

Google Meet joining info:

Meeting ID

meet.google.com/vqi-dbm-x-aaa

Phone Numbers

(US)+1 540-835-0190

PIN: 542 607 611#

[More phone numbers](#)

- * Agenda is preliminary and subject to change by majority vote of the Board at the meeting.
- * Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.

I. ADMINISTRATIVE MATTERS

A. Disclosure of Potential Conflicts of Interest.

B. Additions/Deletions/Approval of Agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines: <https://www.roxboroughmetrodistrict.org/2022-meetings>

III. BOARD DISCUSSION MATTERS

-
- A. Review ADA Accessibility Memorandum and discuss ADA parking plans. (to be distributed under separate cover).
-
- B. Review revised HOA cost allocation for maintenance services letters and calculations. (enclosures).
-
- C. Review and discuss Chatfield Farms planter project new estimates (enclosure).
-
- D. Discuss repairs/maintenance of playground equipment throughout the District.
-
- E. Update and Status of various projects: softball field renovation; Airplane Park play ground; turf replacement (xeriscape) project; Chatfield Farms Playground Spinner Equipment; bridge replacements.
-
- F. Discuss Landscape Maintenance and Snow Removal contracts.
-
- G. Discuss getting dog trash can lid replacements.
-
- H. Update on CORE street lighting billing.
-
- I. Discuss possible tax credit in 2025.
-
- J. Discuss sending out a survey to residents.
-

K. Signage Committee Update.

L. Environmental Committee Update.

M. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.)

IV. OTHER MATTERS

V. PUBLIC COMMENTS/HOMEOWNER REQUESTS

VI. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 15, 2024.



HOA costs

1 message

Ephram Glass <ephramglass@roxboroughmetrodistrict.org>

Thu, Apr 18, 2024 at 12:57 AM

To: Peggy Ripko <pripko@sdmsi.com>, Mark Rubic <markrubic@roxboroughmetrodistrict.org>

I calculated the percentage of linear feet for snow removal for the entire district and the individual HOAs. I then took the total dollars for the past snow season (Oct '23 to now) minus the trucks and slicer used on the parking lots (because they are not done by linear foot) and multiplied by those percentages. I added the truck and slicer dollars back in to the district responsibility portion and came up with the following snow removal percentages for the HOAs. (I realize that sounds convoluted; I can provide more detailed math if needed).

	Snow Removal %
Arrowhead Shores	11.25%
Filing 14B	0.73%
Filing 16B	0.67%
Rox Village 1st	1.05%
Chatfield Farms 1A	0.056%

I also made a chart of all the dollar components using the current year's data for each HOA:

	Irrigation Repairs	Noxious Weeds	Landscape contract	Snow Removal	TOTAL
Arrowhead Shores	\$7,000.00	\$2,750.00	\$62,938.29	\$10,819.61	\$83,507.90
Filing 14B	\$0.00	\$0.00	\$2,710.24	\$700.85	\$3,411.09
Filing 16B	\$0.00	\$2,000.00	\$1,944.72	\$648.23	\$4,592.95
Rox Village 1st	\$300.00	\$0.00	\$3,690.66	\$1,014.06	\$5,004.72
Chatfield Farms 1A	\$0.00	\$0.00	\$0.00	\$53.91	\$53.91

The irrigation repair costs are rough because there isn't enough data to be accurate (these would be billed as actuals as they occur). Noxious weed dollars came from Ark Ecological and the landscape contract figures are from CDI. Unless you can think of something I missed, I think we can add these numbers to the draft letters to the HOAs and send them out.

(There's no letter for Chatfield Farms 1A; I can convey the dollar figure. I'll note that it would be cheaper to do a one time payment and permanently convey maintenance to the district).

Thanks,

--

Ephram Glass

Roxborough Village Metropolitan District Director

ephramglass@RoxboroughMetroDistrict.org

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141 Union Boulevard, Suite 150 Lakewood, Colorado 80228-1898

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March [redacted], 2024

Board of Directors
Roxborough Village First Homeowners' Association, Inc.
Via e-mail: Angela.Christensen@kchoa.com

Dear Board Members,

This letter follows the [redacted] letter the District sent the Association regarding the District's maintenance of the landscape improvements and trails within Tract A of Filing No. 12A and Tracts A, B, C, and D in Filing No. 13, which are owned by the Association. The District's maintenance obligations are set forth in a January 13, 2004 License Agreement between the District and the Association. While not specifically called for in the License Agreement, the District also provides and pays for water for irrigation, routine maintenance of the irrigation system, and non-routine repairs of the irrigation system (collectively, "*Irrigation System Services*"). The License Agreement states the District will maintain the landscape improvements and trails "in perpetuity."

As discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District's boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights ("*TABOR*"). TABOR prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District's voters. The District did not obtain prior voter approval to enter into a contract obligating it to provide maintenance services to the Association in perpetuity without compensation. To avoid violating TABOR, the License Agreement states that if the District Board does not appropriate funds to perform its duties for the next calendar year, the License Agreement terminates at the end of the current year.

The District's landscape maintenance and snow removal contractor has advised the Board that annually it will cost approximately \$XXXXX to maintain the landscape improvements and trails, including the costs associated with the Irrigation System Services, and, approximately \$XXXXX to provide snow removal services, at the level and scope that it has historically provided such services. These estimates are for 2024. The costs for the District's services will likely change over time.

The Board has not received a response to its first letter on this matter. The Association may have been delaying its response until it had a sense of what it will cost for the District to continue to provide the same services it has historically provided to the Association. Now that the Association has received the estimates, the Board believes it is important for the parties to reach an agreement within the next 60 days on whether the Association will compensate the District for continuing to provide the Association with the services discussed in this letter. Absent such an agreement, this letter constitutes the District's notice to the Association that, for calendar year 2025 and all future years, the District Board will not appropriate the funds necessary to provide to the Association the services discussed in this letter.

The Board renews its offer to meet with the Association Board to discuss this matter.

Sincerely,

Mark Rubic, President
On behalf of the Board of Directors



To: Roxborough Village Metro	Contact: Peggy Ripko
Address: Littleton, CO	Phone:
	Fax:
Project Name: Roxborough Village 1st	Bid Number:
Project Location: Roxborough, Littleton, CO	Bid Date: 1/5/2024
Addendum #: 2024	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Summer Weekly Services: Mow, Trim, Blow, Bed Weeding, Trash Pick Up, Edging 13 Times, Spray Tree Rings 3 Times	26.00	EACH	\$92.00	\$2,392.00
Winter Trash Removal: Police Property For Trash Change Out Trash Bags In Dog Stations And Trash Receptacles Excludes Pick Up Of Hazardous Materials Or Dead Animals	26.00	EACH	\$16.28	\$423.28
Irrigation Checks: Weekly Irrigation Checks	24.00	EACH	\$33.93	\$814.32
Irrigation System Spring Start Up:	1.00	EACH	\$30.42	\$30.42
Irrigation System Winterization:	1.00	EACH	\$30.64	\$30.64
Total Bid Price:				<u>\$3,690.66</u>

Notes:

- This proposal is good for 30 days following the date given on the proposal.
- Nature's Workforce, a Consolidated Divisions, Inc. company.
An Equal Opportunity Employer

Payment Terms:

Payment due 30 days from invoice.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Nature's Workforce</p> <p>Authorized Signature: _____</p> <p>Estimator: Daniel Levine (303) 396-9851 Daniell@cdi-services.com</p>
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March [REDACTED], 2024

Board of Directors
Roxborough Village First Homeowners' Association, Inc.
Via e-mail: Angela.Christensen@kchoa.com

Dear Board Members,

This letter follows the [REDACTED] letter the District sent the Association regarding the District's maintenance of the landscape improvements and trails within Tract A of Filing No. 12A and Tracts A, B, C, and D in Filing No. 13, which are owned by the Association. The District's maintenance obligations are set forth in a January 13, 2004 License Agreement between the District and the Association. While not specifically called for in the License Agreement, the District also provides and pays for water for irrigation, routine maintenance of the irrigation system, and non-routine repairs of the irrigation system (collectively, "*Irrigation System Services*"). The License Agreement states the District will maintain the landscape improvements and trails "in perpetuity."

As discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District's boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights ("*TABOR*"). TABOR prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District's voters. The District did not obtain prior voter approval to enter into a contract obligating it to provide maintenance services to the Association in perpetuity without compensation. To avoid violating TABOR, the License Agreement states that if the District Board does not appropriate funds to perform its duties for the next calendar year, the License Agreement terminates at the end of the current year.

The District's landscape maintenance and snow removal contractor has advised the Board that annually it will cost approximately \$XXXXX to maintain the landscape improvements and trails, including the costs associated with the Irrigation System Services, and, approximately \$XXXXX to provide snow removal services, at the level and scope that it has historically provided such services. These estimates are for 2024. The costs for the District's services will likely change over time.

The Board has not received a response to its first letter on this matter. The Association may have been delaying its response until it had a sense of what it will cost for the District to continue to provide the same services it has historically provided to the Association. Now that the Association has received the estimates, the Board believes it is important for the parties to reach an agreement within the next 60 days on whether the Association will compensate the District for continuing to provide the Association with the services discussed in this letter. Absent such an agreement, this letter constitutes the District's notice to the Association that, for calendar year 2025 and all future years, the District Board will not appropriate the funds necessary to provide to the Association the services discussed in this letter.

The Board renews its offer to meet with the Association Board to discuss this matter.

Sincerely,

Mark Rubic, President
On behalf of the Board of Directors



303-471-1522
naturesworkforce.com

To: Roxborough Village Metro	Contact: Peggy Ripko
Address: Littleton, CO	Phone:
	Fax:
Project Name: Arrowhead Shores- Roxborough	Bid Number:
Project Location: Roxborough Metro District, Littleton, CO	Bid Date: 1/5/2024
Addendum #: 2024	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Summer Weekly Services: Mow, Trim, Blow, Bed Weeding, Trash Pick Up, Edging 13 Times, Spray Tree Rings 3 Times	26.00	EACH	\$1,151.37	\$29,935.62
Pruning Shrubs And Trees: Shrub Pruning 1x Tree Pruning Up To 12' 1x	2.00	EACH	\$2,724.44	\$5,448.88
Spring Clean Up: Cut Ornamental Grasses Back, Remove Pine Needles, And Blow Debris Out Of Beds	1.00	EACH	\$2,317.97	\$2,317.97
Fall Clean Up: Leaf Removal From All Landscape Areas, Cut Back Herbaceous Perennials	1.00	EACH	\$3,434.03	\$3,434.03
Aeration Of All Turf Areas:	2.00	EACH	\$984.97	\$1,969.94
Turf Fertilization And Broadleaf Herbicide: Season Long 1 Application Of Season Long Fertilizer With Pre-emergent 3 Applications Of Post Emergent Broadleaf Weed Control	3.00	EACH	\$859.55	\$2,578.65
Irrigation Checks: Weekly Irrigation Checks	24.00	EACH	\$317.96	\$7,631.04
Irrigation System Spring Start Up:	1.00	EACH	\$545.06	\$545.06
Irrigation System Winterization:	1.00	EACH	\$779.60	\$779.60
Native Grass Field Mowing: (Per Occurrence) Includes String Trimming Around Obstacles Such As Trees, Include String Trimming Of Fence Lines, Includes Spraying Herbicide Along Fence Lines And Around Posts	1.00	EACH	\$592.12	\$592.12
Native Grass Beauty Band Mowing: (6 Occurrences) Mow A 3'-6' Wide Band Along Sidewalks, Turf Areas, And Fence Lines That Are Adjacent To Native Grass Fields.	6.00	EACH	\$249.04	\$1,494.24
Winter Trash Removal: Police Property For Trash Change Out Trash Bags In Dog Stations And Trash Receptacles Excludes Pick Up Of Hazardous Materials Or Dead Animals	26.00	EACH	\$238.89	\$6,211.14

Total Bid Price: \$62,938.29

Notes:

- **This proposal is good for 30 days following the date given on the proposal.**
- **Nature's Workforce, a Consolidated Divisions, Inc. company.
An Equal Opportunity Employer**

Payment Terms:

Payment due 30 days from invoice.



303-471-1522
naturesworkforce.com

To: Roxborough Village Metro Address: Littleton, CO	Contact: Peggy Ripko Phone: Fax:
Project Name: Arrowhead Shores- Roxborough Project Location: Roxborough Metro District, Littleton, CO Addendum #: 2024	Bid Number: Bid Date: 1/5/2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Nature's Workforce</p> <p>Authorized Signature: _____</p> <p>Estimator: Daniel Levine (303) 396-9851 Daniell@cdi-services.com</p>
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Fax: 303-987-2032

<https://www.roxboroughmetrodistrict.org>

March [REDACTED], 2024

Board of Directors
Roxborough Village Filing No. 14B Homeowners' Association
Via E-mail: [REDACTED]

Dear Board Members,

This letter follows the [REDACTED] letter the Roxborough Village Metropolitan District (“*District*”) sent the Roxborough Village Filing No. 14B Homeowners' Association (“*Association*”) regarding the District’s provision of maintenance and snow removal services to the trails that cross Tracts B, C, and D (“*Trails*”) within Filing No. 14B that are owned by the Association. The District’s maintenance obligations are set forth in a December 30, 1999 License Agreement between the District and the Association.

As we discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District’s boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer’s Bill of Rights (“*TABOR*”). *TABOR* prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District’s voters. The District did not obtain prior voter approval to enter into a contract that obligated the District to provide maintenance services to the Association in perpetuity without compensation.

The Board also is concerned that the License Agreement obligates the District to resurface and/or replace the Trails. These activities are not maintenance but, rather, are significant capital expenditures for property owned by the Association and are not an appropriate use of taxpayer funds. Those capital expenses should be borne by the Association.

The District’s landscape maintenance and snow removal contractor as advised the Board that annually it will cost approximately \$XXXX to maintain the Trails, and \$XXXX to provide snow removal services at the level and scope that it has historically provided such services. The estimate for these services does not include replacing or resurfacing of the Trails, which will be the Association’s responsibility moving forward.

The Board has not received a response to its first letter on this matter. The Association may have been delaying its response until it had a sense of what it will cost for the District to continue to provide the same maintenance and snow removal services it has historically provided to the Association. Now that the Association has received the estimates, the Board believes it is important for the parties to reach an agreement within the next 60 days on whether the Association will compensate the District for continuing to provide the maintenance and snow removal services to the Association. Absent such an agreement, the District will have to discontinue its maintenance and snow removal services to the Association.

The Board renews its offer to meet with the Association Board to discuss this matter.

Sincerely,

Mark Rubic, President
On behalf of the Board of Directors of the
Roxborough Village Metropolitan District



ENVIRONMENTAL CONTRACTOR

5585 W. Airport Rd
Sedalia, Colorado 80135

☎ 303.471.1522 📠 303.470.3197 ✉ sales@cdi-services.com

To: Roxborough Village Metro	Contact: Peggy Ripko
Address: Littleton, CO	Phone:
	Fax:
Project Name: Filing 14B- Roxborough	Bid Number:
Project Location: Roxborough, Littleton, CO	Bid Date: 1/5/2024
Addendum #: 2024	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Summer Weekly Services: Bed Weeding, Trash Pick Up	26.00	EACH	\$79.88	\$2,076.88
Winter Trash Removal: Police Property For Trash	26.00	EACH	\$24.36	\$633.36

Total Bid Price: \$2,710.24

Notes:

- This proposal is good for 30 days following the date given on the proposal.
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<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>Consolidated Divisions, Inc Db a CDI Environmental Contractors</p> <p>Authorized Signature: _____</p> <p>Estimator: Daniel Levine (303) 396-9851 DanielL@cdi-services.com</p>
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303-471-1522
naturesworkforce.com

To: Roxborough Village Metro Address: Littleton, CO	Contact: Peggy Ripko Phone: Fax:
Project Name: Filing 16B- Roxborough Project Location: Roxborough, Littleton, CO Addendum #: 2024	Bid Number: Bid Date: 12/26/2023

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Summer Weekly Services: Bed Weeding, Trash Pick Up	26.00	EACH	\$55.97	\$1,455.22
Winter Trash Removal: Police Property For Trash	26.00	EACH	\$10.69	\$277.94
Native Grass Beauty Band Mowing: (6 Occurrences) Mow A 3'-6' Wide Band Along Sidewalks, And Fence Lines That Are Adjacent To Native Grass Fields.	6.00	EACH	\$35.26	\$211.56

Total Bid Price: \$1,944.72

Notes:

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<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Nature's Workforce</p> <p>Authorized Signature: _____</p> <p>Estimator: Daniel Levine (303) 396-9851 Daniell@cdi-services.com</p>
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7736 W Walker Dr
 Littleton, CO 80123
 (720)312-3616
 www.asprinkler.com

Estimate

ADDRESS
Roxborough Village

ESTIMATE #	DATE
19166	04/19/2024

JOB LOCATION

Play Ground

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Stone Lathe	Install metal lathe for scratch coat before stone installation	550	10.00	5,500.00
	Rock veneer	Install stone veneer	550	35.00	19,250.00
	Veneer Concrete	Install veneer concrete	50	40.00	2,000.00
	Retaining cap	Install retaining wall cap to match block	185	40.00	7,400.00

TOTAL **\$34,150.00**

Customer agrees to items listed above as completed and is financially responsible for and agrees to prices listed for labor performed or materials installed. Payment is due upon completion/receipt. If payment isn't received ten (10) days from the date of completion, overdue payments will bear a 10% service charge plus \$10.00 re-billing charge, plus 18% annual interest. Failure by customer to pay within five (5) days after payment is due will constitute a breach of contract and place the job location property in subject to immediate lien. All legal, court or other collection costs incurred from this project by American Sprinkler and Landscape, Inc. will be paid by the customer named above. Returned check fees are \$25.00 each item returned.

All parts/labor for items above have a one (1) year warranty (excludes seeding, sod, annual plantings, freezing, physical damage, vandalism and neglect). Perennials, shrubbery and trees carry a three (3) month warranty from the date of this invoice.

Accepted By

Accepted Date

Credit Card Payments require an additional 3% processing fee.

From: [Mark Muniz-Brown](#)
To: [Peggy Ripko](#); [Travis Hunsaker](#)
Cc: [RM - TripleThreat](#)
Subject: P23-08123MNT, Roxborough Village - Park Retaining Wall
Date: Monday, March 11, 2024 4:41:15 PM

Dear Peggy/Travis:

We were tasked with finding specific stone to resurface the park retaining wall. Scott has been working with Ephram and with his vision, the stone cost upgrades for the retaining will push the cost of the retaining wall up significantly. The change order to use the stone he has requested will result in a \$10,725.21 cost increase. The original estimate was based on the stone matching the monuments into the community.

Before I commit this change order to paper, I wanted to give you a heads up to see if that was something that could be supported by management and the rest of the Board for the Metro District. I am less aware of the operations of Metro Districts and didn't want to take full direction from a Board Member without prior authorization.

I am happy to perform the work with the requested changes however, if the change is indeed approved, we will need 75% of the change order pre-paid as commencement as the full amount of the change order is material cost increases.

I look forward to your response. If you would rather chat, know that I am available via phone as well.

Sincerely,

Mark (Richardson) Muniz-Brown, CMCA[®], AMS[®], PCAM[®] | EVP Business Development
MarkMB@PSTgo.com | MarkMB@WaterExtractionTeam.com
Property Solutions Team | Water Extraction Team
Office: (303) 350-4778 | (303) 232-8888 | (866) 344-4WET (4938) | Fax: (720) 500-6047 | DID: (720) 912-8388
4191 Inca St; Denver, CO 80211
www.PSTgo.com | www.WaterExtractionTeam.com - *Problem Solved!*

This e-mail and any files transmitted with it are confidential and are solely for the use of the addressee. It may contain material that is legally privileged, proprietary, or subject to copyright belonging to the sender and its affiliates, and it may be subject to protection under federal or state law. If you are not the intended recipient, you are notified that any use of this material is strictly prohibited. If you received this transmission in error, please contact the sender immediately by replying to this e-mail and delete the material from your system. The sender may archive e-mails, which may be accessed by authorized persons and may be produced to other parties, including public authorities, in compliance with applicable laws.

From: [Ephram Glass](#)
To: [Peggy Ripko](#); [Mark Rubic](#)
Subject: Fwd: P23-08123MNT, Roxborough- 10245 Cavaletti Dr, Littleton, CO 80125- Retaining Wall Stone
Date: Tuesday, March 12, 2024 10:24:02 AM

FYI, one of the mentions that there would be no price change for natural stone.

----- Forwarded message -----

From: **Scott Chandler** <scottc@pstgo.com>
Date: Mon, Jan 8, 2024 at 4:12 PM
Subject: P23-08123MNT, Roxborough- 10245 Cavaletti Dr, Littleton, CO 80125- Retaining Wall Stone
To: ephramglass@roxboroughmetrodistrict.org <ephramglass@roxboroughmetrodistrict.org>
Cc: RM - TripleThreat <triplethreat@servicesoftwareinc.com>

Good afternoon Ephram.

Hope you are having a great day.

I was able to find Siloam veneer stone that you said you wanted.

The pricing difference between the stone selection I showed you and the Siloam stone is minimal, due to the distance we would have to go to get the Siloam stone about 2 hrs. from Denver for the sizes needed. There will not be any price changes as to the estimate you approved.

If you have any questions, please don't hesitate to ask...

Sincerely,

Scott Chandler | Project Manager / Estimator

ScottC@WaterExtractionTeam.com | ScottC@PSTgo.com

Water Extraction Team, LLC. | Property Solutions Team

Office: 303-232-8888 | 303-350-4778 | (866) 344-4WET (4938) | Fax: (720) 500-6047 | DID: 720-912-8387

4191 Inca St. Denver, CO 80211

www.WaterExtractionTeam.com | www.PSTgo.com

Problem Solved!

This e-mail and any files transmitted with it are confidential and are solely for the use of the addressee. It may contain material that is legally privileged, proprietary, or subject to copyright belonging to the sender and its affiliates, and it may be subject to protection under federal or state law. If you are not the intended recipient, you are notified that any use of this material is strictly prohibited. If you received this transmission in error, please contact the sender immediately by replying to this e-mail and delete the material from your system. The sender may archive e-mails, which may be accessed by authorized persons and may be produced to other parties, including public authorities, in compliance with applicable laws.



Estimate

4191 Inca St

Denver CO 80211

Phone (303) 350-4778 Fax (303) 232-3344

Date: 5/9/2023

Job # 8123MNT

Chatfield Farms HOA
SDMS - Larry Loften
10245 Cavaletti Dr
Littleton CO 80125

Bid Description: Estimate to reface and top park planter with new rock and top cap.

Items:

I Item Name:	Item Cost
--------------	-----------

Notes - This estimate is to reface the playground planter, there used to be faux rock on the face and a top cap. All has been removed and there is still mortar and top cap that will need to be removed. This estimate we be for cleaning up the planter top and walls, prep for new and install new faux rock and top cap. The material will match the from property signage as close as possible.

- 1) Install safety barriers for work to be done.
- 2) Chipping and or grinding of existing mortar and concrete to level surface.
- 3) Installing concrete adhesive to the face of the planter wall.
- 4) When installing faux rock skim coat metal lathe will be installed.
- 5) Install Faux Rock to the face of the planter wall, Sample of Faux Rock will be provided prior to install.
- 6) Install new top cap to planter approx.: 180 In ft.
- 7 Final clean up.



New Stone to Match Entry Sign



Existing Conditions Of Planter Wall



Notes

Total

\$ 22,455.00

- 1) Job will take 5 days to complete, weather dependent.
- 2) Any items not listed above or unforeseen conditions will result in change order.
- 3) 50% commencement required for order of material.

Respectfully submitted by _____

David Lian, Property Solutions Team

ACCEPTANCE OF PROPOSAL / CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: _____

Printed Name & Title: _____

Terms and Conditions & Exclusions:

- * All material is guaranteed to be as specified, the work to be performed in accordance with the drawings and/or specifications submitted (if any), and the job completed in a substantial workmanlike manner.
- * This Proposal is based on our interpretation of the plans, specifications, or description of the work supplied by Owner. Estimate subject to equitable adjustment due to Owner directed changes in anticipated specifications, sequence, scope, or schedule.
 - Excludes any utility relocates or repairs that may be required.
 - Excludes any and all associated cost with winter conditions and will be addressed on a time and material bases if required. (i.e. Including but not limited to acts of God, excessive snow, frozen ground, below freezing temperatures and other unforeseen conditions)
 - I reserve the right to revise this report if and when additional information is provided.
- * This proposal is valid for a period of 30 days from its effective date.
 - Note: The owner to have the property tested for asbestos and lead prior to start of work on any building constructed prior to October 12, 1988, as per Colorado Department of Public Health and Environment Regulation No. 8 part B - Asbestos section III subparagraph III.A.I.d., all abatement by OWNER.
 - Note: If the estimate contains materials that fluctuate in price, i.e. steel, petroleum, etc. the estimate may change if not accepted within 30 days.
- * If accepted, the above items noted as "OPTIONS" will be incorporated into the contract through a change order, therein modifying the contract amount accordingly.

Exclusions:

- * Engineering, life safety, or permits.
- * Code related upgrades or corrections.
- * Bonding, permitting, or any related fees.
- * Remediation, removal, or abatement of any hazardous or toxic materials (e.g. lead paint, asbestos, etc.).
- * EPA regulations and requirements are the responsibility of the owner.