

# LAKE CREEK METROPOLITAN DISTRICT

STATE OF COLORADO    )  
  )  
COUNTY OF EAGLE     ) ss.

## NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Lake Creek Metropolitan District, Eagle County, Colorado will be held on Thursday, May 9, 2024 at 4:00 p.m. in the conference room of Marchetti & Weaver, 28 Second St, Ste 213, Edwards with an option to attend via electronic Zoom meeting. Join Zoom Meeting <https://us06web.zoom.us/j/86406013898>  
Phone 253-215-8782 US, Meeting ID: 864 0601 3898

BY ORDER OF THE BOARD.

/s/ Kathleen Eck  
Chairman of the Board

## AGENDA

1. Call to Order
  - a. Declaration of Quorum
  - b. Disclosure of Potential Conflicts of Interest
2. Consideration of Changes to Agenda
3. Public Input – the public may express their views to the Board on matters that affect the District.
4. Minutes
  - a. February 29, 2024
5. Water Legal
  - a. Update on Water Court Cases (Confidential Memo sent separately)
    - i. UERWA opposition – detailed map
  - b. EQR/SFE Comparison Analysis
  - c. Other legal matters
6. Water Operations and System Improvements
  - a. Operations Report
  - b. Water Accounting Reports – Mar-Apr
  - c. Creek irrigation, pumps discussion
  - d. Fire Hydrant request for 341 Jackman Ranch Rd
  - e. Other
7. Financial
  - a. Financial Statements
  - b. Consideration of Accounts Payable List
  - c. Review Accounts Receivable Report
8. Other Business
  - a. Eagle County Conservation District funding request
  - b. Other Business
9. Future Meetings
10. Executive Session, if needed, pursuant to §24-6-402(4)(b), C.R.S. for a conference with the District’s Water Counsel for the purpose of receiving legal advice regarding Water System Development Agreement and Operation.
11. Adjournment

<u>Lake Creek Metro Board</u>	<u>Term Exp:</u>	<u>Other Participants</u>
Kathleen Eck, President & Chairman	May 2025	Kenneth J Marchetti, District Manager
Ann Bourke, Treasurer	May 2025	Tony Zancanella, Water Operations
Hatsie Hinmon, Vice President/Asst Treas	May 2025	Kathryn Winn, District Counsel
Anne McGonagle, Asst Sec/Asst Treas	May 2027	Chris Geiger, Water Counsel
Donald Welch, Secretary	May 2027	

**This meeting is open to the public. Download a meeting packet from the website <https://lakecreekmetro.org/>.** Pursuant to House Bill 19-1087, codified in Section 24-6-402 C.R.S., effective August 8, 2019, the designated posting location for notices of public meetings (regular, special and study sessions) shall be on the District’s webpage, <https://lakecreekmetro.org/>, accessible online 24 hours prior to such meeting.

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# RECORD OF PROCEEDINGS

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## Minutes of the Special Meeting of the Board of Directors of Lake Creek Metropolitan District February 29, 2024

A meeting of the Board of Directors of the Lake Creek Metropolitan District, Eagle County, Colorado, was held on February 29, 2024 at 4:00 p.m., at the offices of Marchetti & Weaver, 28 2<sup>nd</sup> St, Unit 213, Edwards Eagle County, Colorado with an option to attend via Zoom meeting, <https://us02web.zoom.us/j/85631752618>, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- Anne McGonagle (Zoom)
- Kathleen Eck
- Ann Bourke
- Hatsie Hinmon (Zoom)
- Donald Welch

Also in attendance:

- Ken Marchetti, Marchetti & Weaver, LLC
- Beth Johnston, Marchetti & Weaver, LLC, secretary for the meeting
- Tony Zancanella, District Water Operator (Zoom)
- Blake Peterson, Balcomb and Green (Zoom)
- Jack Eck, owner

**Call To  
Order**

The meeting of the Board of Directors of the Lake Creek Metropolitan District was called to order at 4:03 p.m. by Director Eck noting a quorum was present.

**Changes to  
the Agenda**

There were no changes to the agenda.

**Public Input** There was no public input.

**Minutes** The Board reviewed the previous meeting's minutes included in the packet. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 14, 2023, minutes as presented.

**Water Legal** Mr. Peterson updated the Board on the following active cases:

- **UERWA:** The District filed a statement of opposition two days ago. Mr. Peterson reached out to Kristen Mosley, water attorney for UERWA, to get more information on the case and indicated UERWA is willing to discuss any terms and conditions of concerns for the District's rights requesting augmentation for the well. He explained there is potential injury to the District if there is not enough water in the wells to adequately fulfill the augmentation requirements. Filing the opposition affords the opportunity for the District to keep an eye on what UERWA is doing and to understand

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# RECORD OF PROCEEDINGS

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## Lake Creek Metropolitan District February 29, 2024 Meeting Minutes

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its water accounting. There was general discussion of the case including location of the well of concern and whether the UERWA rights will be junior or senior to the District's rights (Mr. Zancanella confirmed the rights would be junior to the District's). The Board requested a more detailed map showing the location of the UERWA well and reviewed the strategy of their opposition.

Discussion turned to the amount of water decreed to the District and if it is enough to supply water to the larger homes being built, including discussion of possible water restrictions and appropriate EQR rates. Mr. Zancanella recounted previous exercises, most notably from 2010, prioritizing domestic water for senior rights while curtailing irrigation use and limiting house size or allotted water use. Mr. Peterson said he would research the request and present the findings at the next meeting.

- **Eck/Benbow:** The case is still pending. Under the water referee's decision, a revised ruling curtails the applicant's rights and is no less protective of the District's rights than the version it stipulated. Mr. Peterson recommended the District not object to the referee's revised ruling. The District has twenty-one days to protest once the referee enters her ruling.
- **Cozzens:** Mr. Peterson reviewed background on the issue with the Creamery Ditch and the letter that Balcomb and Green sent to the owners explaining that the District could not provide rights on the main ditch. There has been no response received to date from the Cozzens.
- **Minturn:** still pending, no updates to report.
- **Overhaul of Rules:** The water court for Division 6 (Yampa River basin) confirmed the revised overhaul of Rules, and they are now in effect. It is still expected that other Divisions will adopt the revised rules and the District will have the option to comment once it gets to Division 5. Mr. Peterson reviewed the changes to the rules and discussion continued on how they would affect the District.

### Water

### Operations

Mr. Zancanella reported

- Unaccountable water for October through January was high, between 16%-32%, and they are researching why.
- The generator transfer switch is supposed to come in but there is no estimated date of completion.

### Water Line Replacement and 2024 Amended

### Budget

Mr. Zancanella proposed replacement of the water line that runs underneath Lake Creek between Valve 7 to across Lake Creek to the west in conjunction with the

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# RECORD OF PROCEEDINGS

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## Lake Creek Metropolitan District February 29, 2024 Meeting Minutes

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West Lake Creek bridge replacement project being done by Eagle County this summer. Other options were discussed such as running the lines on the bridge, if replacement of the lines was necessary, and the advantages of replacing the line with the bridge replacement project. The project estimate is \$250,000 to replace the current line with an 8" line and the District has available funds to complete the project.

Mr. Marchetti stated that the meeting had been published as a public hearing to amend the 2024 budget. An amended 2024 budget had been prepared for Board consideration. Most items were the same except it included funds for the water line replacement project. There was general discussion on the water line replacement project, strategy for replacement of other water lines, alternative funding options for future projects, and requirement for voter approval to issue bonds. Mr. Marchetti explained that property taxes levied in 2024 show a temporary mill levy credit that will allow the Board to increase mills in future years to recoup funds, if needed. Mr. Zancanella suggested replacing the water lines in sections, identified some potential lines for replacement, and recommended replacement of larger sections over 100 feet versus smaller sections to capitalize on the scale and pricing as leaks are found. Discussion continued on the Shoshone rights purchase and if funding from the District would be requested. The public hearing was opened for comment. Hearing no comment, the public hearing was closed. Following discussion and upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the replacement of the current water line from Valve 7a to the west across Lake Creek with an 8" line for an amount not to exceed \$250,000; and

**FURTHER RESOLVED** to approve the Resolution to Amend the 2024 Budget as presented.

### **Financial Statements**

Mr. Marchetti reviewed the 2023 year-end financial statements included in the packet. The fund balance increased slightly even with the completed capital projects. Property taxes came in as expected. Revenue was favorable to budget due to tap and plant investment fee receipts and most expenses came in close to budget.

### **2023 Audit Exemption**

Mr. Marchetti reviewed the 2023 application for exemption from audit included in the meeting packet explaining that it was the same as the year-end financial statements but presented on a State mandated form. Following review and discussion, upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 2023 Application for Exemption from Audit.

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# RECORD OF PROCEEDINGS

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## Lake Creek Metropolitan District February 29, 2024 Meeting Minutes

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### Accounts

**Payable** The Board reviewed the Accounts Payable List included in the packet. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to ratify and approve the Accounts Payable List as presented.

### Accounts

**Receivable** Ms. Johnston reported that there were no accounts of concern to report.

### Posting Location

**Resolution** The Board reviewed the posting location resolution included in the packet. Notices are posted on the District website with the emergency backup location being the Pumphouse at Brook Place. Following discussion and upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Resolution Designating Location to Post Notice.

### Future

**Meetings** The Board confirmed the next meeting for May 9, 2024, at 4:00 p.m.

**Adjournment** There being no further business to come before the Board, upon motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the meeting of the Lake Creek Metropolitan District Board of Directors this 29th day of February, 2024.

Respectfully submitted,

Beth Johnston  
Secretary for the Meeting

# Lake Creek Metropolitan District EQR Comparisons Analysis

Prepared May 1, 2024, by Balcomb & Green, P.C.

# District Overview

- Equivalent Residential Unit (“EQR”) or Single Family Equivalent (“SFE”) is defined as 2.3 persons per household.
- Primary dwelling units are defined as up to 3,000 square feet and represent 1 SFE.
- Secondary dwelling units are defined as up to 1,500 square feet and represent ½ SFE.
- No sliding scale for homes in excess of standards.
- Service charge tiers (metered accounts):
  - Tier 1: Up to 10,000 gallons @ \$7.10 per thousand gallons, minimum charge of \$71.00 per account.
  - Tier 2: Next 100,000 gallons above Tier 1 @ \$4.00 per thousand gallons.
  - Tier 3: Next 100,000 gallons above Tier 2 @ \$9.00 per thousand gallons.
  - Tier 4: All usage above Tier 3 @ \$15.00 per thousand gallons.

# Comparison #1: City of Rifle

- Defines its EQR as the statistical average of 3.5 persons and not more than 5,000 square feet of lawn, which is equivalent to 350 gallons of water per day.
- Requires a minimum assignment of 1.0 EQR per parcel.
- Single Family Homes
  - 1.0 EQR and includes no more than 1 kitchen permit, up to 4 bedrooms, and up to 5,000 square feet of lawns.
  - Each additional bedroom above 4 is an additional 0.15 EQR.
- Secondary Dwelling Units
  - 0.80 EQR, includes no more than 1 kitchen facilities and up to 2 bedrooms.
  - Each additional bedroom above 2 is an additional 0.10 EQR



# District and City of Rifle Compared

- Primary Dwelling = 1 EQR = 2.3 persons and up to 3,000 improved square feet
- Secondary Dwelling = 0.5 EQR = 1.15 persons and up to 1,500 improved square feet
- Primary Dwelling = 1 EQR = 3.5 persons and 5,000 square feet of lawn, with sliding scale for homes with more than one kitchen and/or more than 4 bedrooms
- Secondary Dwelling = 0.8 EQR, with sliding scale for homes with more than one kitchen and/or more than 2 bedrooms.

# Comparison #2: City of Edwards

- Water and Wastewater service charges per SFE per month.
- Residential (potable water):
  - Tier 1: 0 – 6,000 gallons @ \$3.70 per thousand gallons per month
  - Tier 2: 6,000 – 12,000 gallons @ \$6.72 per thousand gallons per month
  - Tier 3: 12,000 – 18,000 gallons @ \$13.28 per thousand gallons per month
  - Tier 4: 18,000 – 30,000 gallons @ \$20.15 per thousand gallons per month
  - Tier 5: greater than 30,000 gallons @ \$28.21 per thousand gallons per month
- Irrigation (raw water) (with \$12.77 water service charge per acre):
  - Tier 1: 0 – 85,000 gallons @ \$7.39 per thousand gallons
  - Tier 2: 85,000 – 142,000 gallons @ \$11.58 per thousand gallons per month
  - Tier 3: 142,000 – 170,000 gallons @ \$14.58 per thousand gallons per month
  - Tier 4: 170,000 – 190,000 gallons @ \$17.09 per thousand gallons per month
  - Tier 5: greater than 190,000 gallons @ \$20.92 per thousand gallons per month

# Comparison #2: City of Edwards (Continued)

- Residential Impact Fees (service rate per sq. ft.)
  - Tier 1: 0 – 2,500 @ \$6.40
  - Tier 2: 2,501 – 3,500 @ \$8.02
  - Tier 3: 3,501 – 5,000 @ \$10.00
  - Tier 4: 5,000+ @ \$12.52
  - Wastewater: All @ \$5.46
  - Irrigation water system: All @ \$1.53

# District and City of Edwards Compared

- Tier 1: Up to 10,000 gallons @ \$7.10 per thousand gallons, minimum charge of \$71.00 per account.
  - Tier 2: Next 100,000 gallons above Tier 1 @ \$4.00 per thousand gallons.
  - Tier 3: Next 100,000 gallons above Tier 2 @ \$9.00 per thousand gallons.
  - Tier 4: All usage above Tier 3 @ \$15.00 per thousand gallons.
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  - Tier 2: 6,000 – 12,000 gallons @ \$6.72 per thousand gallons per month
  - Tier 3: 12,000 – 18,000 gallons @ \$13.28 per thousand gallons per month
  - Tier 4: 18,000 – 30,000 gallons @ \$20.15 per thousand gallons per month
  - Tier 5: greater than 30,000 gallons @ \$28.21 per thousand gallons per month

# Comparison #3: City of Aspen

- Single-family residences eligible for a maximum of 4 EQR per parcel.
- No water features permitted with city water effective 1/1/2023.
- Determines EQR by specific features present in home via calculator

# Comparison #3: City of Aspen (Continued)

Water Fixture Description	*** Definitions & Entry Instructions ***	ECU Rate per Water Fixture	Existing Fixture Count	Total Existing ECUs	Proposed Fixture Count (include all existing fixtures)	Total Proposed ECUs	Final Fixture Count	Total Final ECU	
Bedrooms	A room with a closet	0.10		0.00		0.00		0.00	
1st Full Bathroom/Living Unit	Includes tub/shower, toilet, lav	0.36		0.00		0.00		0.00	
2nd Full Bathroom/Living Unit	Includes tub/shower, toilet, lav	0.24		0.00		0.00		0.00	
Toilets/Urinals	Not included in 1st or 2nd bath	0.05		0.00		0.00		0.00	
Combo Toilet (toilet/bidet, toilet/lav)	-	0.07		0.00		0.00		0.00	
Bidet	-	0.05		0.00		0.00		0.00	
Lavs (Bathroom Sinks)	Not included in 1st or 2nd bath	0.02		0.00		0.00		0.00	
Tub only/Tub & shower/Shower Stall	Not included in 1st or 2nd bath	0.05		0.00		0.00		0.00	
Oversized Tub	-	0.02		0.00		0.00		0.00	
Whirlpool Upgrade	-	0.05		0.00		0.00		0.00	
Steam Room	-	0.08		0.00		0.00		0.00	
Steam Shower Upgrade	-	0.03		0.00		0.00		0.00	
Kitchen	Cook surface, refrigerator & sink	0.25		0.00		0.00		0.00	
Dishwasher	-	0.10		0.00		0.00		0.00	
Steamer Oven	-	0.05		0.00		0.00		0.00	
Disposal	-	0.05		0.00		0.00		0.00	
Additional Sink/Pot Filler/Coffee Urn	-	0.05		0.00		0.00		0.00	
Bar/Hand Sink	-	0.05		0.00		0.00		0.00	
Kitchen Efficiency/Kitchenette	Does not include a cook surface	0.15		0.00		0.00		0.00	
Water Bottle Fill Station	-	0.05		0.00		0.00		0.00	
Stand Alone Ice Machine	-	0.05		0.00		0.00		0.00	
Washer	-	0.10		0.00		0.00		0.00	
Utility Sink	-	0.05		0.00		0.00		0.00	
Room Humidifier	-	0.05		0.00		0.00		0.00	
Whole Home Humidifier	-	0.30		0.00		0.00		0.00	
1st Hose Bib	-	0.20		0.00		0.00		0.00	
2nd Hose Bib	-	0.10		0.00		0.00		0.00	
Additional Hose Bib	-	0.05		0.00		0.00		0.00	
Water Softener	-	0.02		0.00		0.00		0.00	
Spa (Indoor; Enter Total Gallons)	Per 100 Sq. Ft. (Enter Total Gallons)	0.02		0.00		0.00		0.00	
					Complete Outdoor Water Budget Worksheet for Proposed Values Below				
Overhead Spray Irrigation (Enter Total Square Feet)	Spray System - 0.01 ECU / 100 Sq. Ft. (Enter Total Sq. Ft.)	0.01		0	0	0.00		0.00	
Bubbler Irrigation (Enter Total Square Feet)	Per 100 Sq. Ft. (Enter Total Sq. Ft.)	0.005		0	0	0.00		0.00	
Drip Emitter Irrigation (Enter Total Square Feet)	0.001 ECU / 100 Sq. Ft. of Drip Emitters (Enter Total Sq. Ft.)	0.001		0	0	0.00		0.00	
Water Feature (Pre-existing Only)	EXISTING ONLY - NOT ALLOWED STARTING IN 2023	0.10		0	NEW WF ALLOWED	0.00		0.00	
Hot tub/Jacuzzi (Enter Total Gallons)	Per 100 Gallons (Enter Total Gallons)	0.02		0	0	0.00		0.00	
Pool (Enter Total Gallons)	Per 1,000 Gallons (Enter Total Gallons)	0.02		0	0	0.00		0.00	
					Line Size ECUs				
				Total Existing ECU	0.00	Proposed ECUs	0.00	Total Final ECU	0.00
					Set "Proposed Domestic Tap Size" in the green box at the top of this sheet in order to calculate Prop				

# District and City of Aspen Compared

- Determines EQR through estimated household occupants and total improved square feet.
- Places restrictions on certain types of water features.
- Does not set maximum EQR per parcel.
- Determines EQR through specific features present in the home.
- Prohibits water features.
- Sets a maximum EQR per parcel.

**LAKE CREEK METROPOLITAN DISTRICT**  
**Water Production and Consumption Analysis**

March 2024

For the period February 15, 2024 to March 15, 2024

Production in Million Gallons	
Well #1	0.000
Well #2	0.000
Well #3	0.477
Total Production in Million Gallons	<u>0.477</u>
Accountable Consumption in Million Gallons	<u>0.355</u>
Unaccountable Consumption	0.122
Percentage Unaccountable	25.6%

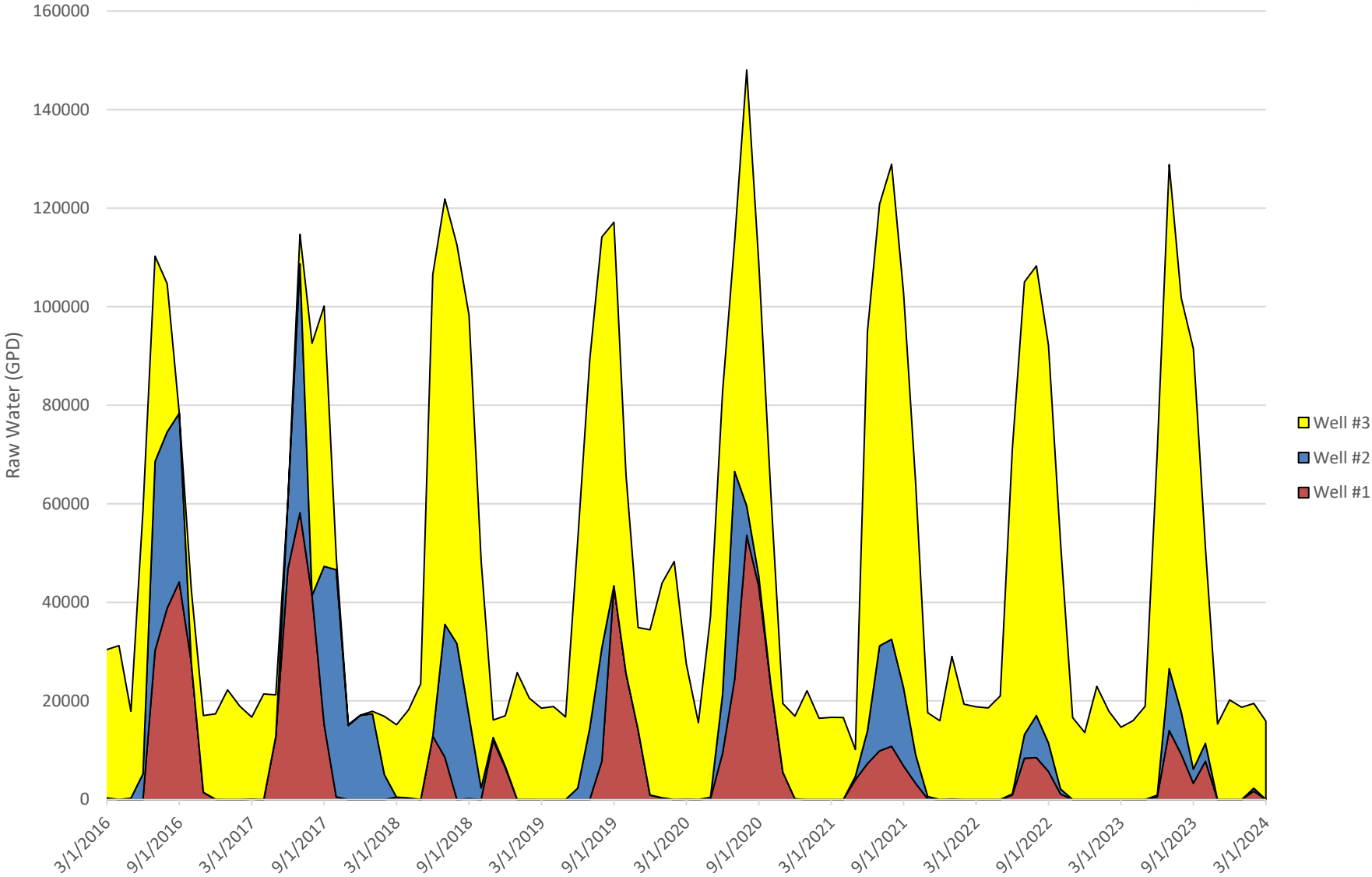


# Lake Creek Metro District Water Production

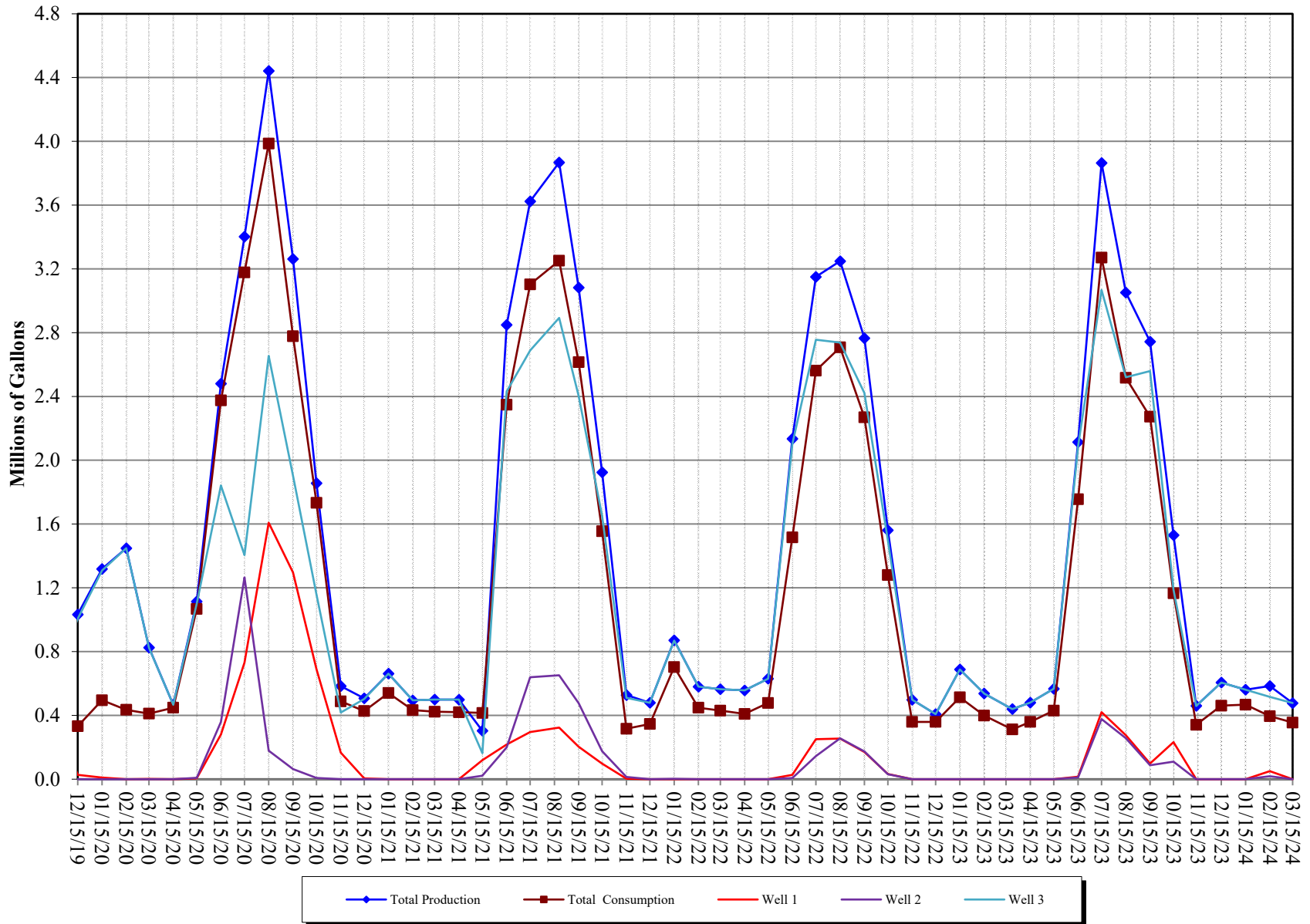
P.O. Box 1908  
1911 Grand Avenue  
Glenwood Springs,  
CO 81602



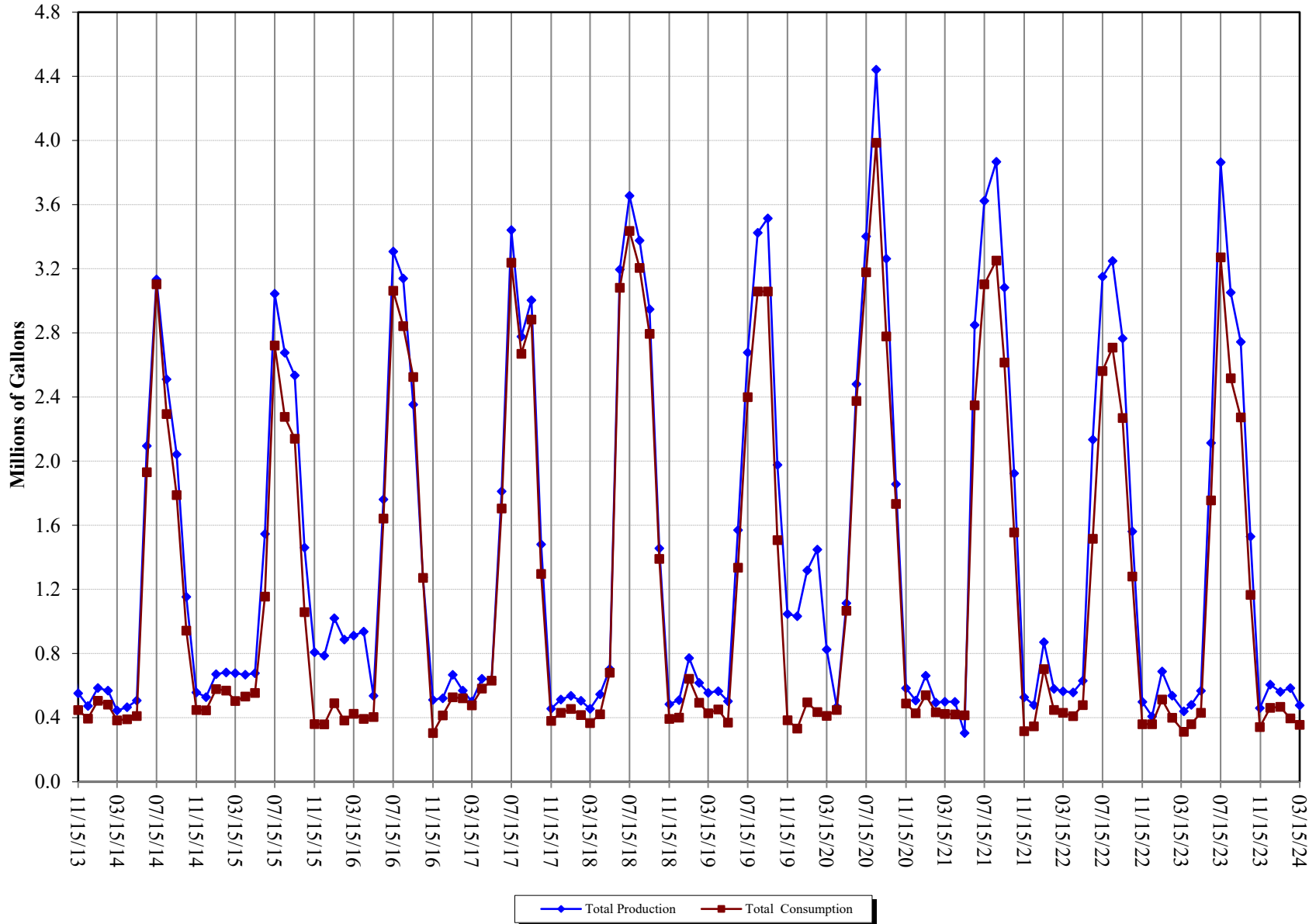
(970) 945-2700  
(970) 945-1233 Fax



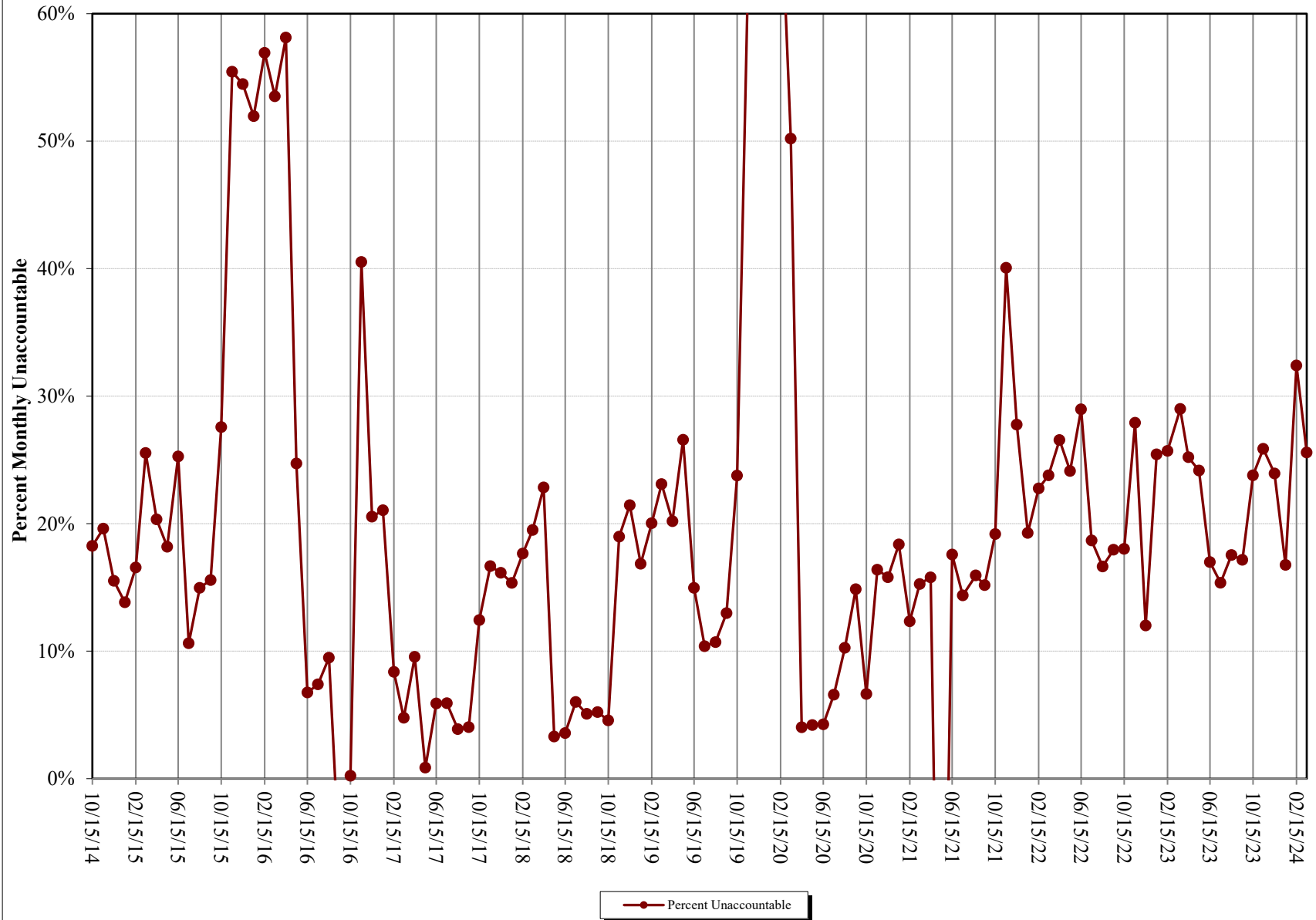
## Lake Creek Metropolitan District Water Accounting



### Lake Creek Metropolitan District Water Accounting



### Lake Creek Metropolitan District Water Accounting



**LAKE CREEK METROPOLITAN DISTRICT**  
**Water Production and Consumption Analysis**

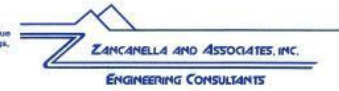
April 2024

For the period March 15, 2024 to April 15, 2024

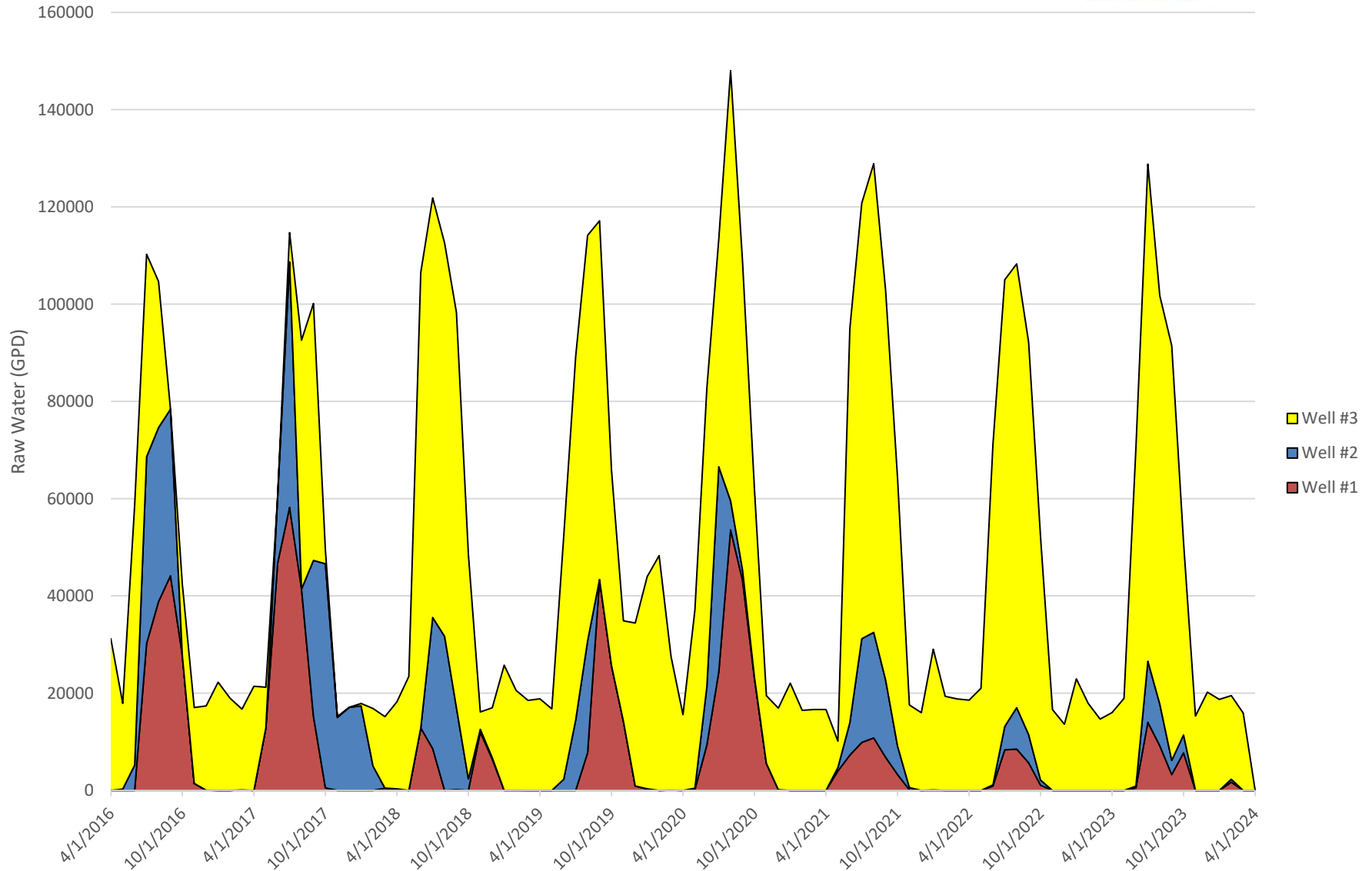
Production in Million Gallons	
Well #1	0.000
Well #2	0.000
Well #3	0.495
Total Production in Million Gallons	<u>0.495</u>
Accountable Consumption in Million Gallons	<u>0.383</u>
Unaccountable Consumption	0.112
Percentage Unaccountable	22.6%

# Lake Creek Metro District Water Production

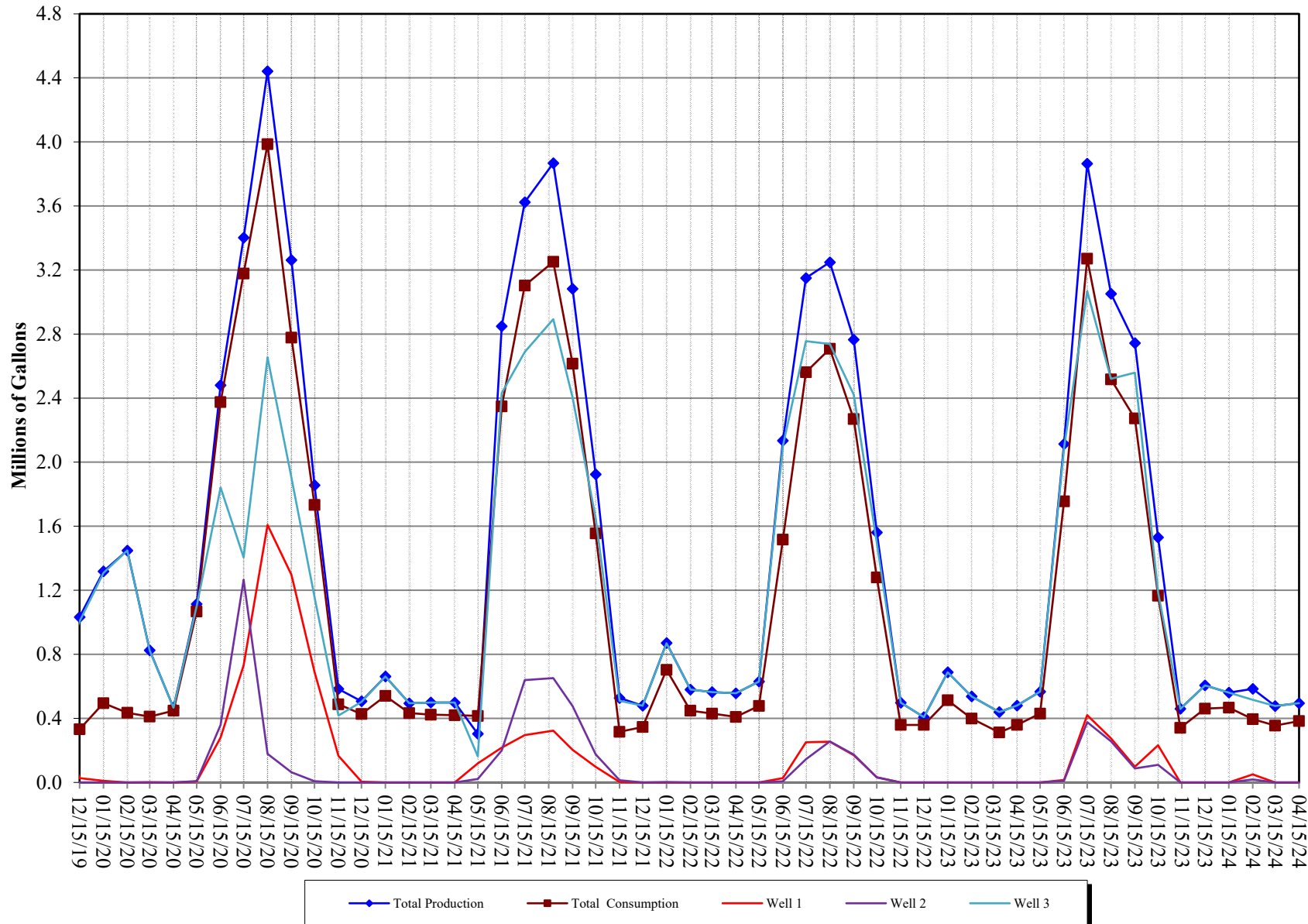
P.O. Box 1908  
1011 Grand Avenue  
Glenwood Springs,  
CO 81602



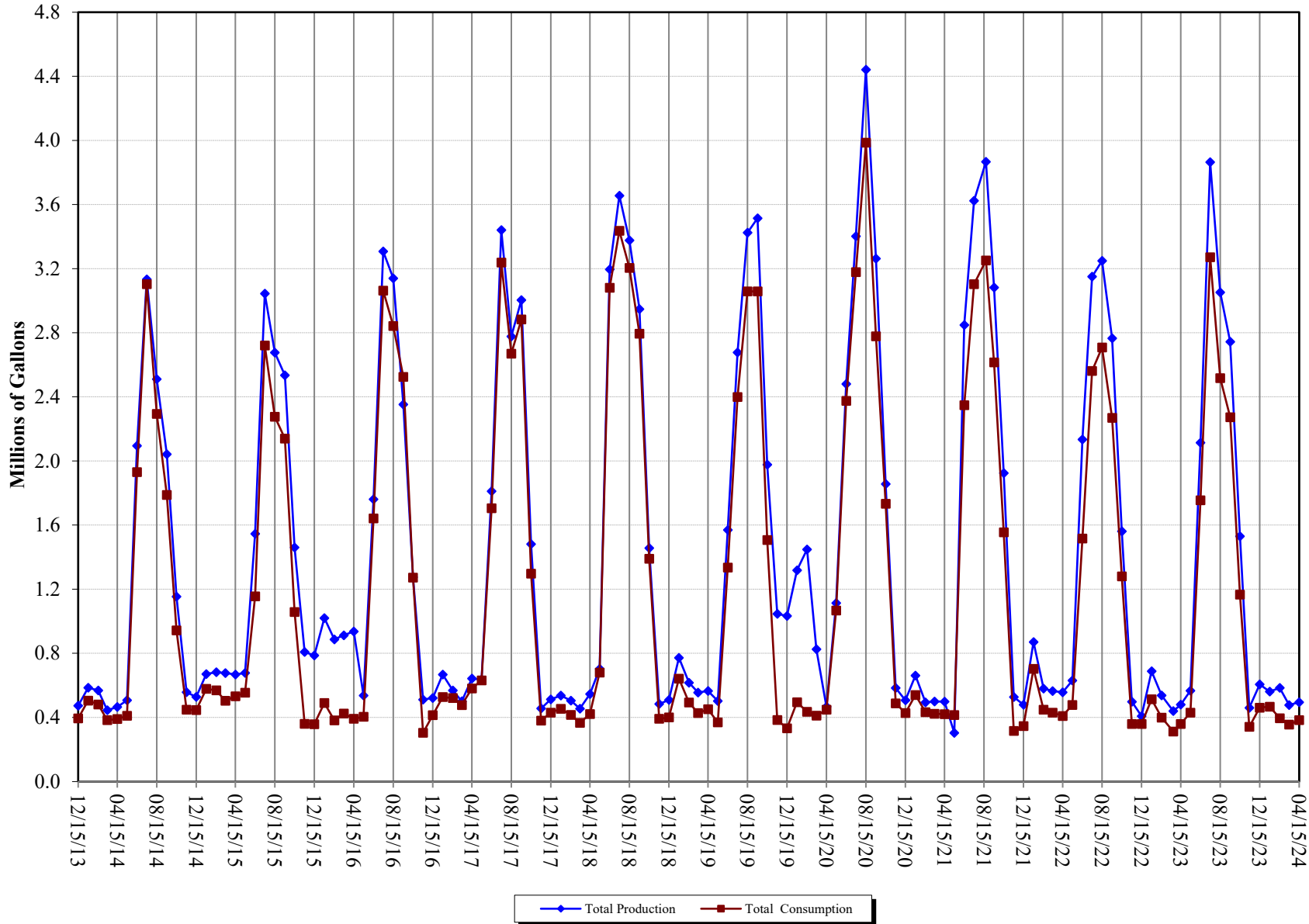
(970) 948-8700  
(970) 948-1283 Fax



## Lake Creek Metropolitan District Water Accounting

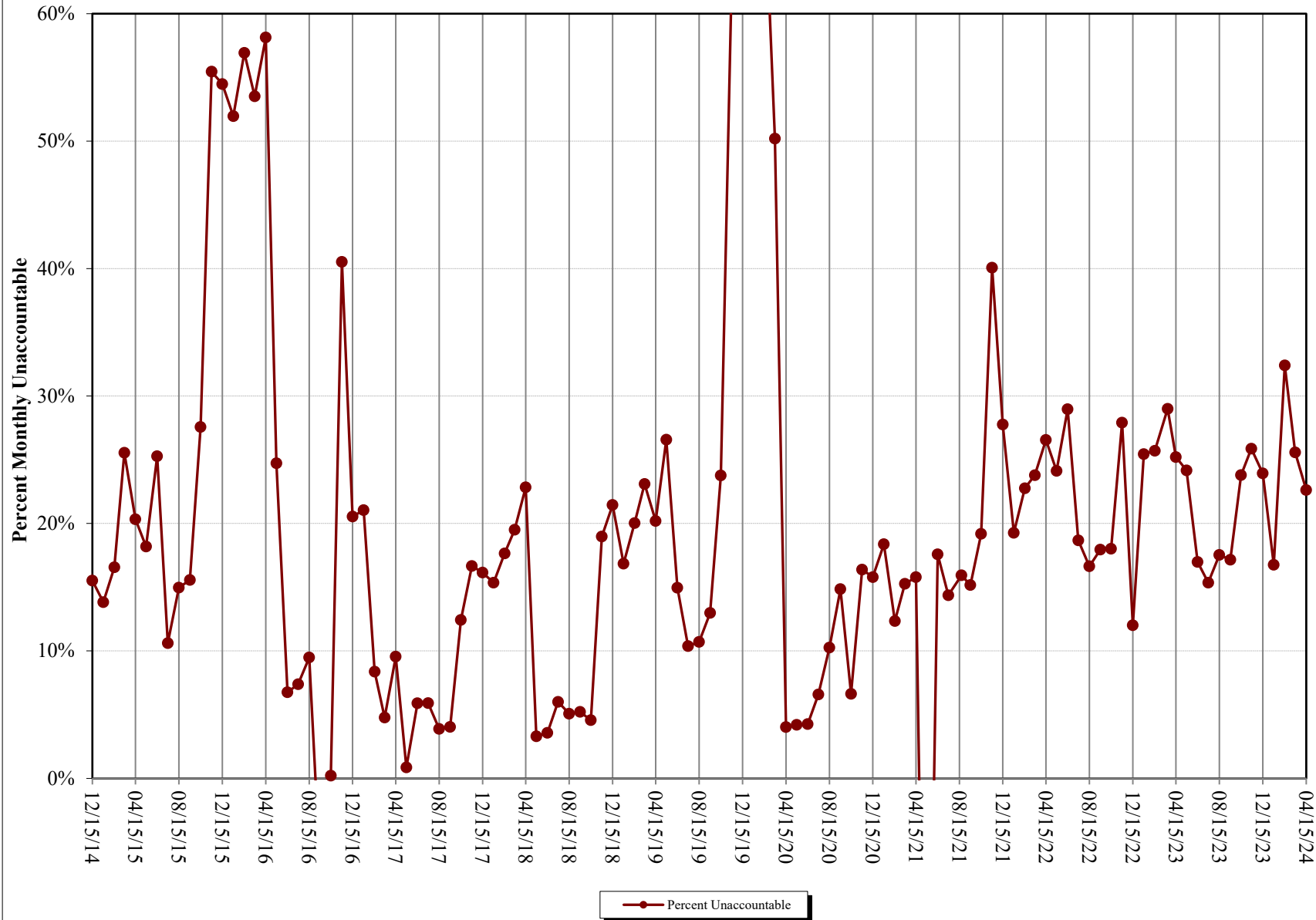


### Lake Creek Metropolitan District Water Accounting





## Lake Creek Metropolitan District Water Accounting



## Beth Johnston

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**Subject:** RE: Properties on Lake Creek

Beth, I conferred with Paul and confirmed lot/block numbers per Eagle County GIS. Please find below the following requested list of houses on Lake Creek that either pump and are metered, or are on Lake Creek and do not currently pump:

On the creek, does not Pump:

1705 Lake Creek Rd (Block 2 Lot 12)  
19 West Lake Creek Rd (Block 6 Lot 1)  
21 West Lake Creek Rd (Block 6 Lot 2)  
538 Meadow Rd (Block 4 Lot 4)  
863 West Lake Creek Rd (Van Dyke Exemption Lot 1)  
369 Jackman Ranch Rd (Block 5 Lot 5)  
26 West Lake Creek Rd (Block 6 Lot 39)

On the creek, does pump:

1952 Lake Creek Rd (Block 2 Lot 11)  
15 West Lake Creek Rd (Block 2 Lot 10)  
16 West Lake Creek (Block 2 Lot 9)  
25 West Lake Creek Rd (Block 6 Lot 3)  
198 Meadow Rd (Block 3 Lot 11)  
304 Meadow Rd (Block 3 Lot 12)  
388 Meadow Rd (Block 4 Lot 6)  
492 Meadow Rd (Block 4 Lot 5)  
142 Polar Star Rd (Block 1 Lots 4-6)  
2021 East Lake Creek Rd (Block 2 Lot 8-1)  
2033 East Lake Creek Rd (Block 2 Lot 7)  
2045 East Lake Creek Rd (Block 2 Lot 6)  
2233 East Lake Creek Rd (Block 2 Lot 5)  
119 Brook Pl (Block 2 Lot 1)  
2300 East Lake Creek Rd (Block 2 Lot 4)

Thomas Patierno  
Water Treatment Operator  
Zancanella and Associates  
970-319-9224

## Beth Johnston

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**Subject:** RE: 341 Jackman Ranch Road - Driveway

Hello Beth,

My name is David Hyde & I own 341 Jackman Ranch Road. He specifically referred to you my question on the fire hydrant which is as follows:

- Fire Hydrant – I know the cul-de-sac does not have a fire hydrant. The closest one is down the road a several hundred feet. I had heard that one was planned there at some point and that a location was never determined. This could just be conjecture. However, if one is desired, I'd like to offer our property for the fire hydrant to have the Lake Creek Metro install. Just wanted to ask the question and see if there is any opportunity here.

Best,

**David Hyde**

**LAKE CREEK METROPOLITAN DISTRICT  
COMBINED BALANCE SHEET  
FOR THE PERIODS INDICATED**

	<b>Preliminary As of 03/31/24</b>	<b>Prior Year Actual 12/31/23</b>
<b>ASSETS</b>		
<b>Current Assets:</b>		
First Bank Checking	9,671	8,101
ColoTrust (5.4%)	563,990	494,117
UMB Bank Safekeeping	899	240
UMB Bank CDs	405,000	405,000
<b>Total Cash in Bank</b>	<b>979,561</b>	<b>907,459</b>
Due From County Treasurer	0	799
Property Tax Receivable	131,771	194,021
Accounts Receivable Water	15,376	14,267
Prepaid Expenses	0	13,840
<b>Total Current Assets</b>	<b>1,126,708</b>	<b>1,130,387</b>
<b>Fixed Assets:</b>		
Water Rights	466,239	466,239
Land and Easements	40,957	40,957
Water System	5,079,391	5,079,391
Accumulated Depreciation	(3,463,830)	(3,463,830)
<b>Total Property &amp; Equipment</b>	<b>2,122,757</b>	<b>2,122,757</b>
<b>TOTAL ASSETS</b>	<b>3,249,466</b>	<b>3,253,144</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
<b>Liabilities:</b>		
Accounts Payable	23,625	9,588
FICA - Payable	77	505
Accrued Liabilities	0	0
<b>Total Liabilities</b>	<b>23,702</b>	<b>10,092</b>
<b>Deferred Inflows:</b>		
Deferred Property Taxes	131,771	194,021
<b>Net Assets</b>		
Invested in Fixed Assets, Net of Related Debt	2,122,757	2,122,757
Unrestricted	971,235	926,273
<b>Total Net Assets</b>	<b>3,093,993</b>	<b>3,049,030</b>
<b>Total Liabilities, Deferred Inflows &amp; Net Assets</b>	<b>3,249,466</b>	<b>3,253,144</b>

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP have been  
omitted.

LAKE CREEK METROPOLITAN DISTRICT  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

Working Draft

MODIFIED ACCRUAL BASIS

Printed: 05/02/24

Printed: 05/02/24  
 Inflation 3.00000%

	2023 Actual Unaudited	Adopted 2024 Budget	Amended 2024 Budget	Variance Favorable (Unfavor)	2024 Forecast	3 Months Ended 03/31/24 Preliminary	3 Months Ended 03/31/24 Budget	Variance Favorable (Unfavor.)	Preliminary 2025 Budget	Projection 2026 Budget	Projection 2027 Budget	Projection 2028 Budget	Projection 2029 Budget	Projection 2030 Budget
<b>ASSESSED VALUE</b>														
Assessed Value	18,258,310	28,045,890	28,045,890		28,045,890	28,045,890			28,045,890	29,728,643	29,728,643	31,512,362	31,512,362	33,403,104
Percent Increase (Decrease)	-3%	49%	49%		49%	49%			0%	6%	0%	6%	0%	6%
<b>MILL LEVIES</b>														
Operating Mill Levy	10.458	10.458	10.458		10.458	10.458			10.458	10.458	10.458	10.458	10.458	10.458
Temporary Mill Levy Credit	0.000	(3.540)	(3.540)		(3.540)	(3.540)								
Debt Service Mill Levy	0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000
<b>Total Mill Levy</b>	<b>10.458</b>	<b>6.918</b>	<b>6.918</b>		<b>6.918</b>	<b>6.918</b>			<b>10.458</b>	<b>10.458</b>	<b>10.458</b>	<b>10.458</b>	<b>10.458</b>	<b>10.458</b>
Operating Property Taxes Levied	190,945	293,304	293,304	0	293,304	293,304			293,304	310,902	310,902	329,556	329,556	349,330
Temporary Property Tax Credit	0	(99,282)	(99,282)	0	(99,282)	(99,282)			0	0	0	0	0	0
Debt Service Property Taxes Levied	0	0	0	0	0	0			0	0	0	0	0	0
<b>Total Property Tax Levied</b>	<b>190,945</b>	<b>194,021</b>	<b>194,021</b>	<b>0</b>	<b>194,021</b>	<b>194,021</b>			<b>293,304</b>	<b>310,902</b>	<b>310,902</b>	<b>329,556</b>	<b>329,556</b>	<b>349,330</b>
		-33.8%	-33.8%											
<b>REVENUES</b>														
Property Taxes - General Operations	190,976	194,021	194,021	0	194,021	62,250	62,376	(126)	293,304	310,902	310,902	329,556	329,556	349,330
Property Tax Backfill		9,412	9,412	(1,039)	8,373		0							
Property Taxes - Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specific Ownership (Automobile) Taxes	10,945	9,701	9,701	0	9,701	1,627	2,425	(799)	14,665	15,545	15,545	16,478	16,478	17,466
Water Charges	165,136	170,190	170,190	0	170,190	35,618	35,621	(3)	175,296	180,554	185,971	191,550	197,297	203,216
Tap & Plant Investment Fees	26,589	0	0	78,316	78,316	0	0	0	0	0	0	0	0	0
Loan and Grant Proceeds	2,116	0	0	0	0	0	0	0	0	0	0	0	0	0
Colorow Water Lease	2,392	2,488	2,488	0	2,488	0	0	0	2,562	2,639	2,718	2,800	2,884	2,970
Interest Income	24,447	27,103	27,788	685	27,788	7,724	6,776	948	15,568	13,862	13,100	14,081	15,290	16,257
Other Income	506	750	750	0	750	0	0	0	750	750	750	750	750	750
Title Company Statement Prep Fee	200	100	100	0	100	0	0	0	200	200	200	200	200	200
<b>Total Revenues</b>	<b>423,307</b>	<b>413,766</b>	<b>414,451</b>	<b>77,961</b>	<b>491,727</b>	<b>107,218</b>	<b>107,198</b>	<b>20</b>	<b>502,345</b>	<b>524,453</b>	<b>529,186</b>	<b>555,416</b>	<b>562,454</b>	<b>590,189</b>
<b>EXPENDITURES</b>														
<b>GENERAL AND ADMIN</b>														
Accounting & Administration	41,873	40,139	40,139	0	40,139	9,659	10,035	376	41,343	42,583	43,861	45,176	46,532	47,928
Water Billing Service	4,609	4,762	4,762	0	4,762	1,242	1,191	(52)	4,905	5,052	5,204	5,360	5,521	5,686
Audit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Directors Fees & Expenses	3,587	3,000	3,000	0	3,000	558	750	192	3,000	3,000	3,000	3,000	3,000	3,000
Election	1,282	0	0	0	0	0	0	0	2,000	0	2,060	0	2,122	0
Insurance	13,172	13,699	13,699	(141)	13,840	13,840	13,699	(141)	14,255	14,683	15,123	15,577	16,044	16,526
Legal-General	342	520	520	0	520	0	130	130	536	552	568	585	603	621
Membership Fees -SDA	424	441	441	(86)	527	527	441	(86)	543	559	576	593	611	629
Miscellaneous/Contingency	100	1,123	1,123	0	1,123	0	281	281	1,157	1,192	1,227	1,264	1,302	1,341
Mosquito Control	837	870	870	8	862	0	0	0	888	915	942	971	1,000	1,030
Office Overhead	1,674	2,920	2,920	0	2,920	544	730	186	3,008	3,098	3,191	3,287	3,385	3,487
Treasurer's fees	5,733	5,821	5,821	0	5,821	1,867	1,871	4	8,799	9,327	9,327	9,887	9,887	10,480
<b>Total General &amp; Admin Expenditures</b>	<b>73,634</b>	<b>73,295</b>	<b>73,295</b>	<b>(219)</b>	<b>73,514</b>	<b>28,238</b>	<b>29,127</b>	<b>890</b>	<b>80,434</b>	<b>80,961</b>	<b>85,080</b>	<b>85,700</b>	<b>90,006</b>	<b>90,728</b>

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

LAKE CREEK METROPOLITAN DISTRICT  
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						Ended 3/31/2024 Actual	Ended 03/31/24 Budget	Variance Favorable (Unfavor)						
<b>WATER OPERATIONS</b>														
Electricity	10,560	11,739	11,739	0	11,739	2,206	1,957	(249)	12,575	12,953	13,341	13,741	14,154	14,578
Phone/Telemetry/Utilities	2,323	2,416	2,416	0	2,416	654	604	(50)	2,588	2,666	2,746	2,828	2,913	3,001
Repairs & Maintenance - Whitaker	0	1,500	1,500	0	1,500	0	0	0	1,545	1,591	1,639	1,688	1,739	1,105
Repairs & Maintenance - Subcontractors	2,385	11,794	11,794	0	11,794	555	2,948	2,394	12,147	12,511	12,887	13,273	13,671	14,081
Repairs & Maintenance - (Zanc +)	12,360	20,800	20,800	0	20,800	4,223	5,200	977	22,281	22,949	23,638	24,347	25,077	25,830
Operations Contract - Zancanella	36,900	38,376	38,376	0	38,376	9,501	9,594	93	41,108	42,342	43,612	44,920	46,268	47,656
Legal-Water Rights -general	16,585	15,000	15,000	0	15,000	4,415	3,750	(665)	15,450	15,914	16,391	16,883	17,389	17,911
Projects to be Identified		8,000	8,000	0	8,000		2,000	2,000	13,390	13,792	14,205	14,632	15,071	15,523
Pilgrim Downs Water Case	717			0		0	0	0						
20CW3168 Eck/Benbow Water Ca	1,545	2,000	2,000	0	2,000	1,243	500	(743)						
UERWA Water Case	0	5,000	5,000	0	5,000	2,180	1,250	(930)						
Town of Minturn Water Case	40	5,000	5,000	0	5,000	20	1,250	1,231						
Engineering-Water Rights	5,233	6,240	6,240	0	6,240	2,004	1,560	(444)	6,684	6,884	7,091	7,303	7,523	7,748
Plan Review Fee	1,642	800	800	(3,000)	3,800	2,029	0	(2,029)	824	849	874	900	927	955
Water System Supplies & Misc	2,867	9,000	9,000	3,000	6,000	1,227	2,250	1,023	9,270	9,548	9,835	10,130	10,433	10,746
Water Quality Testing	1,074	2,500	2,500	0	2,500	0	625	625	2,575	2,500	2,575	2,652	2,732	2,814
Sanitary Survey	0	4,000	4,000	0	4,000	0	0	0						
Water Augmentation Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Lease -Augmentation Water Cont	3,763	3,914	3,914	0	3,914	3,763	3,914	150	4,192	4,318	4,447	4,581	4,718	4,860
Inclusion Expenses	0	0	0	0	0	0	0	0						
Contingency - Operations	0	30,000	30,000	0	30,000	0	0	0	31,200	32,448	33,746	35,096	36,500	37,960
<b>Total Water Operations</b>	<b>97,994</b>	<b>178,078</b>	<b>178,078</b>	<b>0</b>	<b>178,078</b>	<b>34,018</b>	<b>37,401</b>	<b>3,383</b>	<b>175,830</b>	<b>181,264</b>	<b>187,027</b>	<b>192,975</b>	<b>199,115</b>	<b>204,767</b>
<b>Total G&amp;A, Water Operations and DS</b>	<b>171,628</b>	<b>251,373</b>	<b>251,373</b>	<b>(219)</b>	<b>251,592</b>	<b>62,256</b>	<b>66,529</b>	<b>4,273</b>	<b>256,263</b>	<b>262,225</b>	<b>272,106</b>	<b>278,675</b>	<b>289,121</b>	<b>295,495</b>
<b>Rev Over (Under) Expend Before Cap</b>	<b>251,679</b>	<b>162,392</b>	<b>163,077</b>	<b>77,742</b>	<b>240,135</b>	<b>44,962</b>	<b>40,669</b>	<b>4,293</b>	<b>246,082</b>	<b>262,228</b>	<b>257,080</b>	<b>276,741</b>	<b>273,333</b>	<b>294,694</b>

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						Ended 3/31/2024 Actual	Ended 03/31/24 Budget	Variance Favorable (Unfavor)						
<b>RF CAPITAL &amp; NON-ROUTINE EXPENDITURES</b>														
Telemetry System	0	0	0	0	0	0	0	0						
Upper Eagle Crest Fire Booster 8" Lines	0	0	0	0	0	0	0	0						
Hydrant Installation/Replacement	46,487			0		0	0	0						
1 Well Installation/Repairs	0	0	0	0	0	0	0	0	281,377	0	0	0	0	0
Creamery Lateral -head gate	0	0	0	0	0	0	0	0						
2 Booster Station/Pump House	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Engineering & Other - Capital Projects	0	0	0	0	0	0	0	0						
Backup Generators (at Wells)	0			0		0	0	0		100,355				
Backup Generators (Eagle Crest)	0	88,000	88,000	0	88,000	0	0	0						
Legal - Capital Projects	0	0	0	0	0	0	0	0						
4 Replace & Upgrade Vaults & Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 Water Line Replacement	141,542	0	250,000	(250,000)	250,000	0	0	0	0	150,000	156,000	162,240	168,730	175,479
7 Augmentation Pond Construction		0	0	0	0			0						
3 Tanks - Eagle Crest & Cattlemans		0	0	0	0			0						
Contingency/Unidentified		50,000	50,000	0	50,000			0	50,000	50,000	52,000	54,080	56,243	58,493
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>188,030</b>	<b>138,000</b>	<b>388,000</b>	<b>(250,000)</b>	<b>388,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>331,377</b>	<b>300,355</b>	<b>208,000</b>	<b>216,320</b>	<b>224,973</b>	<b>233,972</b>
<b>Rev Over (Under) Expend After Cap</b>	<b>63,649</b>	<b>24,392</b>	<b>(224,923)</b>	<b>(172,258)</b>	<b>(147,865)</b>	<b>44,962</b>	<b>40,669</b>	<b>4,293</b>	<b>(85,295)</b>	<b>(38,127)</b>	<b>49,080</b>	<b>60,421</b>	<b>48,360</b>	<b>60,722</b>
<b>OTHER FINANCING SOURCES</b>														
Bond Proceeds				0							0	0	0	0
Bond Cost of Issuance				0										
<b>NET REV OVER (UNDER) EXPEND</b>	<b>63,649</b>	<b>24,392</b>	<b>(224,923)</b>	<b>(172,258)</b>	<b>(147,865)</b>	<b>44,962</b>	<b>40,669</b>	<b>4,293</b>	<b>(85,295)</b>	<b>(38,127)</b>	<b>49,080</b>	<b>60,421</b>	<b>48,360</b>	<b>60,722</b>
Fund Balance-Beginning of Year	862,624	903,448	926,273	22,825	926,273	926,273	903,448	22,825	778,407	693,112	654,985	704,066	764,486	812,847
<b>Fund Balance-End of Year</b>	<b>926,273</b>	<b>927,840</b>	<b>701,350</b>	<b>(149,433)</b>	<b>778,407</b>	<b>971,235</b>	<b>944,117</b>	<b>27,118</b>	<b>693,112</b>	<b>654,985</b>	<b>704,066</b>	<b>764,486</b>	<b>812,847</b>	<b>873,569</b>

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**LAKE CREEK METROPOLITAN DISTRICT**

**PAYABLES LIST**

Period: February 24, 2024 through May 2, 2024

**Payables to be Ratified at Meeting**

<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>Amount</b>	<b>Approval Notes</b>
* CenturyLink	Telemetry Feb-Apr	218.20	Monthly utility Autopaid
* Comcast Business	Pumpstation -Telemetry Feb-Apr	473.71	Monthly utility Autopaid
* Holy Cross Energy	Electricity Mar-Apr	1,378.28	Monthly utility Autopaid
AmCoBi	Water Billing services Feb-Mar	851.40	Ann Bourke
Balcomb & Green P. C.	Water legal services Feb-Mar	5,600.00	Ann Bourke
Column Software PBC	Amended 2024 Budget Publication	29.92	Ann Bourke
CRWCD - Enterprise Fund	2024 Water Use Contract	3,763.33	Ann Bourke
Edwards Metropolitan District	2024 Mosquito Control	862.36	Ann Bourke
Marchetti & Weaver, LLC	Accounting & Admin Jan-Mar	11,063.58	Ann Bourke
Zancanella & Associates, Inc.	Hydrant snow removal	2,774.00	Ann Bourke
Zancanella & Associates, Inc.	Monthly contract Jan-Mar	9,501.00	Ann Bourke
Zancanella & Associates, Inc.	Tap & Plant Inv fee application review	1,137.50	Ann Bourke
Zancanella & Associates, Inc.	Water System Supplies, R&M, engineering	4,680.40	Ann Bourke

**TOTAL PAYABLES**

**42,333.68**

**Directors Fees:**

**Meeting Date**

Eck	February 29, 2024	92.35
Bourke	February 29, 2024	92.35
Hinmon	February 29, 2024	92.35
Welch	February 29, 2024	92.35
McGonagle	February 29, 2024	92.35

**TOTAL PAYROLL**

**461.75**

**TOTAL ACCOUNTS PAYABLE**

**42,795.43**

5/2/2024



## Beth Johnston

---

**To:** EC Conservation District  
**Subject:** RE: Lake Creek Metro District / HOA

Good morning Beth

I wanted to follow up with ECCD's funding request for the Lake Creek Metro District for \$1,000. Please let me know if there is any additional information I can provide!

Thank you,  
Laura

--

Laura Bohannon  
District Manager  
**Eagle County Conservation District**  
**970-445-0307**  
[EagleCountyCD.com](http://EagleCountyCD.com)  
*PO Box 360, Eagle 81631*



**EAGLE COUNTY  
CONSERVATION  
DISTRICT**

**[Support Your Local Conservation District](#)**

"Like" us on [Facebook](#)



# EAGLE COUNTY CONSERVATION DISTRICT

# CONSERVATION-

*“OUR CULTURE, OUR FUTURE”*

## WHO WE ARE

Eagle County Conservation District (ECCD) was established after the Soil Conservation Act of 1935 during the Dust Bowl due to poor land management practices. We, as stewards of the land, preserve and restore our natural resources - soil, water, air, plants, animals, and people. Our goal is to foster a healthy balance of these elements for future generations by offering technical and financial assistance to our community.

## WHO WE SERVE

ECCD serves people in Eagle County who are passionate about conserving the natural resources that make our region thrive. We are dedicated to protecting, restoring, and enhancing our lands and water through various programs, education, and outreach efforts.

## HOW CAN ECCD HELP?

### ECCD OFFERS AN ARRAY OF SERVICES:

- Collaboration for wildfire protection
- Turf replacement and irrigation system rebates
- Adaptive and resilient land management strategies for a drier climate
- Funding for noxious weed removal and land restoration
- Curation of native and drought-tolerant vegetation specialized for Eagle County
- Promotion of local food systems and regenerative agricultural practices
- Legislative advocacy for our land stewards
- Landscape and irrigation evaluations for property owners
- Virtual fencing for cattle on public lands to promote carbon sequestration
- Preservation of Colorado’s western heritage

## “ The seeds we plant are worth more than numbers ”

We are at a critical intersection. All of our past programs have been grant-funded, however, these funds are non-renewable.

Now the Eagle County Conservation District needs sustainable funding to continue our programming efforts. With your contribution, we can strive towards a healthier Eagle County through fuels mitigation strategies, outdoor water efficiency, resilient land management planning and various programs that promote sustainable living.

Remember: Every dollar you donate today will go directly towards preserving the natural resources we all treasure. Together, we can make a difference and protect our environment in Eagle County.

## FUNDRAISING- THE KEY TO PROTECTING OUR FUTURE



**GIVE TODAY**



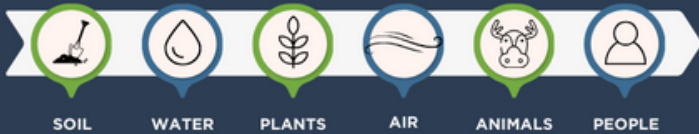
# EAGLE COUNTY CONSERVATION DISTRICT

# OUR IMPACT

CONSERVATION- OUR CULTURE, OUR FUTURE

## WHAT WE CONSERVE

Helping landowners with natural resource management & conservation practices



## OUR FUTURE PLANS

Top concerns from the community for natural resource management



.81¢ of every \$1.00

Goes back into your land



Conserving  
**404,620 ACRES**

## WHAT WE DO



## HOW YOU CAN PARTICIPATE

### SPREAD THE WORD

Tell your neighbors & friends that we're here to help.



### SUPPORT US

Every dollar you donate today will go directly towards preserving the natural resources we all treasure.



### LET US HELP YOU

Visit our website to learn more about technical & financial assistance available to you.



### GET INVOLVED

- Volunteer:** Help protect, restore and enhance our environment
- Internship:** Promote our conservation & marketing efforts
- Ideas:** How can we continue to improve your lands?



## HOW WE DO IT

Education/Outreach	Workshops, collaboration, public talks, community engagement
Technical Assistance	Site visits, consultations, land management strategies
Financial Assistance	Cost shares, matching funds, rebates, donations, scholarships
Research	Monitor & track natural resource concerns and changes
Advocacy	Represent landowners, provide a unified voice, policy & legislation
Programming	Grant writing, program & project building/implementation

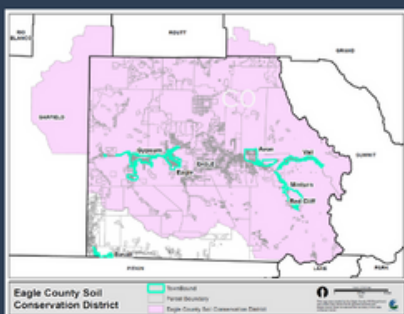
## CONTACT US

970-445-0307  
eaglecountycd@gmail.com  
EagleCountyCD.com

**Office location**  
441 Broadway Street, Eagle

**Office hours**  
Tuesday & Wednesday  
9-12pm

## ECCD BOUNDARIES



## SEED SALES

Native Wildflower Mix	13 Acres
Dry Native Mountain Mix	33 Acres
Native Low Grow Mix	2 Acres
Fine Fescue Lawn Mix	3 Acres
Semi Irrigated Pasture Mix	14 Acres



## Lake Creek Metropolitan District 2024 Meeting Schedule - Approved

Meetings start at 4:00 pm unless otherwise indicated

Meeting location: Office of Marchetti & Weaver, 28 Second St, Ste 213, Edwards Colorado or Zoom

To Join Zoom meeting: <https://us06web.zoom.us/j/86406013898>

Phone Only: US 253-215-8782 Meeting ID: 864 0601 3898

<b>Month</b>	<b>Meeting</b>	<b>Date</b>
February	Regular Meeting    Audit Exemption	February 29, 2024
May	Regular Meeting	May 9, 2024
August	Regular Meeting	August 8, 2024
October	Regular Meeting    Budget	October 10, 2024
November	Regular Meeting    if needed	November 14, 2024

Holiday   
  Meeting   
  Special Meeting

Jan-24							Feb-24							Mar-24							Apr-24						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3						1	2		1	2	3	4	5	6
7	8	9	10	11	12	13	4	5	6	7	8	9	10	3	4	5	6	7	8	9	7	8	9	10	11	12	13
14	15	16	17	18	19	20	11	12	13	14	15	16	17	10	11	12	13	14	15	16	14	15	16	17	18	19	20
21	22	23	24	25	26	27	18	19	20	21	22	23	24	17	18	19	20	21	22	23	21	22	23	24	25	26	27
28	29	30	31				25	26	27	28	29			24	25	26	27	28	29	30	28	29	30				
														31													

May-24							Jun-24							Jul-24							Aug-24						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1		1	2	3	4	5	6					1	2	3
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30	31
							30																				

Sep-24							Oct-24							Nov-24							Dec-24						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7			1	2	3	4	5						1	2	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				