

**NOTICE OF SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
SOUTHSHORE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the “**Board**”) of the Southshore Metropolitan District (the “**District**”), City of Aurora, Arapahoe County, Colorado, has been scheduled for 6:30 p.m. on Tuesday, February 18, 2025, via Zoom:

<https://zoom.us/j/4496175182>

Or join by phone:

(719) 359-4580

Meeting ID: 449 617 5182

Ryan Zent, President	May 2027
Kevin Stadler, Vice President/Secretary/Treasurer	May 2027
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer	May 2027
Kevin Chan, Vice President/Assistant Secretary/Treasurer	May 2025
Colette Palmer, Vice President/Assistant Secretary/Treasurer	May 2025

AGENDA

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. Accountant’s Report.
 - (a) Review unaudited financial statements and claims payable (to be distributed).
4. District Committees.
 - (a) Approve and/or ratify appointment of Committee members, if necessary.
 - (b) Finance Committee Report and Consent Agenda recommendations.
 - (c) Facilities Committee Report and Consent Agenda recommendations.
 - (d) Landscape Committee Report and Consent Agenda recommendations.
 - (e) Communications Committee Report and Consent Agenda recommendations.
5. Consent Agenda.
 - (a) January 8, 2025 Regular Meeting Minutes (enclosure).
 - (b) Public Alliance Report and Expenditures, Action Items
 - (c) Management Trust Report and Expenditures, Action Items
 - (i) General Manager Report (enclosure)

- (ii) Lifestyle Director Report (enclosure)
 - (iii) Facilities Manager (enclosure)
 - (iv) Consider approval of proposal from Texacraft for day beds, in the amount of \$8,975.10 (enclosures).
 - (v) Consider approval of proposal from Texacraft for Oasis Nesting Chaise Lounge chairs, in the amount of \$9,726.58 (enclosure).
 - (vi) Consider approval of proposal from Marina Pool, Spa & Patio for outdoor furniture, in the amount of \$28,837 (enclosures).
 - (vii) Consider approval of proposal from West Elm for carpet tiles, in the amount of \$899.13 (enclosure).
 - (viii) Consider approval of proposal from Front Range Recreation, Inc. for an Automated External Defibrillator (AED), in the amount of \$2,633.40 (enclosure).
 - (ix) Consider approval of proposal from Front Range Recreation, Inc. for the activity skimmer line break, in the amount of \$9,426.88 (enclosure).
 - (x) Consider approval of proposal from Vandre Electric & Refrigeration Co. to replace banquet room lights, in the amount of \$5,195 (enclosure).
 - (xi) Review and consider approval of proposal from Vandre Electric & Refrigeration Co. to replace inground lights at the Lakehouse, in the amount of \$4,475 (enclosure).
 - (xii) Consider approval of proposal from Vandre Electric & Refrigeration Co. to replace damaged bollard lights (enclosure).
 - (xiii) Consider approval of proposal from 1000Bulbs.com for multi-color Christmas lighting, in the amount of \$14,592.14 (enclosure).
 - (xiv) Consider approval of proposal from 1000Bulbs.com for sun warm white Christmas lighting, in the amount of \$14,145.79 (enclosure).
 - (xv) Ratify approval of the purchase holiday lighting for the 2025 season, in an amount not to exceed \$40,000.
 - (xvi) Consider approval of proposal from All Backyard Fun for tabletop firepit, in the amount of \$2,977 (enclosure).
- (d) Cox Landscaping Report and Expenditures, Action Items (enclosure)
- (i) Ratify approval of proposal from Cox Landscaping for tree replacement, in the amount of \$145,000.
 - (ii) Ratify approval of proposal from Cox Landscaping for five (5) winter watering sessions, in an amount not to exceed \$16,000.
 - (iii) Ratify approval of proposal from Cox Landscaping for the repair of the Glasgow Sump drain, in the amount of \$1,940.

- (iv) Ratify approval of Landscape Management Agreement by and between Cox Landscaping and the District.
 - (v) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 1, in the amount of \$63,435 (enclosure).
 - (vi) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 2, in the amount of \$21,544 (enclosure).
 - (vii) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 3, in the amount of \$46,375 (enclosure).
 - (viii) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 4, in the amount of \$62,730 (enclosure).
 - (ix) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 5, in the amount of \$36,736 (enclosure).
 - (x) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 6, in the amount of \$30,225 (enclosure).
 - (xi) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 7, in the amount of \$17,740 (enclosure).
 - (xii) Consider approval of proposal from Cox Professional Landscape Services LLC for rock area 8, in the amount of \$21,430 (enclosure).
 - (xiii) Consider approval of proposal from Cox Professional Landscape Services LLC for Senac filter parts, in the amount of \$7,187 (enclosure).
- (e) Metropolitan District Public Safety Group Report and Expenditures, Action Items
6. Updates and decision items:
- (a) Discuss District force pooling options and consider possible engagement of special counsel.
 - (b) JR Engineering Report and Expenditures, Action Items:
 - (i) Pond Maintenance Update.
 - (ii) Underdrain maintenance construction update (enclosure).
 - (c) Update regarding City of Aurora Sidewalk Easement (enclosure).
 - (d) Update regarding the Pool Usage Agreement by and between the District and Wheatlands Sharks Swim Team (enclosure).
 - (e) Discuss pursuing potential grant opportunities.
7. Legal Report, Action Items:
- (a) Discuss District website compliance and consider hiring contractor.
 - (b) Review draft Annual Report for fiscal year 2024 (enclosure).

8. Other Contracts for Approval, if necessary.
 - (a) Review and consider approval of proposal from Charles Taylor Engineering Technical Services for a reserve study (enclosure).
 - (b) Consider approval of proposals for fence replacement and staining (enclosures).
 - (c) Review and consider approval of proposals to replace deck railing and decking boards (enclosures).
9. Public Comment. *Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three minutes per person and the public comment portion of this meeting will not exceed 30 minutes. The Board is not required to respond to or discuss public comments. No action will be taken at this Meeting on public comments unless on this Agenda.*
10. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding election issues, the Pool Usage Agreement and the Management Trust Services Agreement.
11. Possible action on matters discussed in Executive Session.
12. Any other matter that may come before the Board.

This meeting is open to the public.

SOUTHSHORE METROPOLITAN DISTRICT

By /s/ Ryan Zent
Ryan Zent, President

I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, posted on the District's website at least 24 hours prior to the meeting.

I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, posted on the front doors of the Lighthouse and Lakehouse at least 24 hours prior to the meeting.

I hereby certify that a copy of the foregoing Notice of Special Meeting of Southshore Metropolitan District was, by me personally, sent to the City of Aurora City Clerk for posting on their bulletin board at least three days prior to the meeting.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT

HELD JANUARY 8, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on January 8, 2025 at 6:00 p.m. The Meeting was held by virtual attendance on Zoom at <https://us02web.zoom.us/j/82205124997> (669) 900-9128 or (346) 248-7799 or (646) 558-8656 or (253) 215-8782 or (301) 715-8592 or (312) 626-6799

ATTENDANCE

Directors in Attendance were:

Kevin Stadler, Vice President/Secretary/Treasurer
Jeff Bergeon, Vice President/Assistant Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Colette Palmer, Vice President/Assistant Secretary/Treasurer **arrival where noted*

Absent (excused):

Ryan Zent, President
Colette Palmer, Vice President/Assistant Secretary/Treasurer

Also in Attendance were:

David A. Greher of CEGR Law
Sarah H. Luetjen of CEGR Law
Cathy Hamilton of Simmons & Wheeler
AJ Beckman of Public Alliance
Nichole Kirkpatrick of Public Alliance
Hernan Buenfil of The Management Trust (“MT”)
Jennifer Cornthwaite of MT
Angel Duran of MT
Andy Carroll of Metropolitan District Public Safety Group
Randy Cox of Cox Landscaping
Various members of the public

CONFLICTS OF INTEREST

Mr. Greher noted that none of the Directors have advised of any potential current conflict of interest for this meeting.

NOTICE

Mr. Greher stated that Notice had been properly posted at least 24 hours prior to the meeting on the District’s website. Mr. Greher confirmed that

such Notice was also placed at the entrance of the Lakehouse, Lighthouse at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance. The certification of posting is attached hereto. The notice also included the agenda items.

CONSIDER
AGENDA

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the agenda as presented.

ACCOUNTANT'S
REPORT

Ms. Hamilton presented a list of checks to ratify and invoices to be approved.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board (a) ratified approval the November 30, 2024 financials; (b) approved and confirmed the disbursements as presented and (b) approved the claims.

Ms. Hamilton informed the Board that she continues to work with Mr. Beckman on the transfer of financial worksheets from Simmons & Wheeler to Public Alliance.

DISTRICT
COMMITTEES
UPDATE

Appointments: Director Chan noted that Erin Kron applied to join the Communications Committee and was subsequently appointed.

Finance Committee: Director Stadler is working with Simmons & Wheeler and Public Alliance to review the new accounting process. He will coordinate a meeting with the Finance Committee to go over the updated procedures.

Facilities Committee: Director Bergeon reported that a company expressed interest to install a cell tower near the Lighthouse parking lot. Director Bergeon met with the Facilities Committee to discuss. Currently, the company has no plans to install a tower but Director Bergeon would like to know if this is something the community and/or Board would be interested in pursuing. Director Stadler recommended that the Facilities Committee explore this issue and report back to the Board with more information at the February meeting.

Ms. Duran informed the Board that the Lakehouse windows have been replaced, and she is very happy with the results. She then noted that an assessment of the decking has not been done but should be completed by January 9th.

A community member then expressed her opposition to adding the Wheatlands Sharks Swim Team.

Landscaping Committee: The Landscaping Committee met this week and Ms. Duran noted that Lisa Buchanan has stepped down as Chairman of the Committee. Director Stadler then discussed Cox Landscaping’s Tree Planting Proposal in the amount of \$145,000. This will cover the costs of planting one hundred trees. Mr. Cox provided details on the project and noted that planting can begin in early April. Ms. Duran informed the Board that the Landscaping Committee has completed an audit of which trees need to be removed.

Director Stadler then discussed holiday lighting and requested a proposal from Cox Landscaping for the installation of holiday lighting for the 2025 season. Mr. Cox noted that he can store the lights and other items in the off season. Following discussion and upon motion duly made, seconded and unanimously carried, the Board authorized Ms. Duran to purchase holiday lights in an amount not to exceed \$40,000.

** Director Palmer then arrived at the meeting.*

Communications Committee: Director Chan noted there was nothing to report.

CONSENT
AGENDA

The following item was approved by the Board without discussion on the Consent Agenda:

December 10, 2024 Regular Meeting Minutes

PUBLIC ALLIANCE
REPORT AND
EXPENDITURES

Tabled.

MANAGEMENT
TRUST REPORT
AND
EXPENDITURES

Nothing to report.

COX
LANDSCAPING

Mr. Cox discussed various landscaping proposals.

REPORT AND EXPENDITURES

Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for tree replacement, discussed above, in the amount of \$145,000.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for five (5) winter watering sessions in an amount not to exceed \$16,000.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Cox Landscaping for the repair of the Glasgow Sump drain in the amount of \$1,940.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Landscape Management Agreement by and between Cox Landscaping and the District as presented.

METROPOLITAN DISTRICT PUBLIC SAFETY GROUP REPORT AND EXPENDITURES

Nothing to report.

POOL USAGE AGREEMENT

Tabled.

DISTRICT FORCE POOLING

Director Chan noted there was nothing to report.

JR ENGINEERING REPORT AND EXPENDITURES

Director Stadler provided an update to the Board on the pond and the undrain maintenance. No action was taken.

DISTRICT WEBSITE

Mr. Greher noted that no movement had been made. Mr. Beckman noted that he will work with Directors Chan and Stadler on transferring the District’s website host from Wix to Streamline.

OTHER
CONTRACTS

None.

PUBLIC COMMENT

A member of the public asked questions regarding the Pool Usage Agreement.

A member of the public discussed the request for a community trash collection day. Ms. Cornthwaite informed the resident that she would be happy to set up a collection day in the spring.

EXECUTIVE
SESSION

The Board moved that the Regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding election issues, the Pool Usage Agreement and the District's management contracts. The Board temporarily left the Regular meeting at 7:35 p.m. and reconvened in Executive Session.

The Board concluded the Executive Session and reconvened in regular session at 8:06 p.m.

ACTION ON
MATTERS
DISCUSSED IN
EXECUTIVE
SESSION

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Pool Usage Agreement subject to final revisions by Director Bergeon and the Chair of the Wheatlands Sharks Swim Team Board. The Board then authorized Chair Zent to sign the final version.

Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the Service Agreement for District Management and Accounting Services subject to finalization. The Board then authorized Chair Zent to sign the final version.

ADJOURNMENT

There being no other matters to come before the Board, the meeting was adjourned.

Respectively submitted,

Sarah H. Luetjen, Secretary for the meeting

APPROVED

Kevin Chan

Kevin Stadler

Jeff Bergeon

Colette Palmer

Pursuant to Section 24-6-402(2)(d.5)(I)(B), C.R.S., I hereby attest that I am the attorney of the District, that I was in attendance during the Executive Session of the Board of the District convened on January 8, 2025, and that the discussion during the Executive Session constituted a privileged attorney-client communication for which no record is required to be kept by law.

David A. Greher, General Counsel

SOUTHSHORE METROPOLITAN DISTRICT

The Management Trust Report - GM

Feb 12,2025

(i) Executive Summary: This month has been a strong one for Southshore as we continue to execute projects under the board's direction while ensuring transparency and responsiveness to resident inquiries. A key focus has been reinforcing the message that we are evolving beyond how the clubhouses used to operate, implementing necessary rules and a clear code of conduct to maintain a well-managed and enjoyable environment.

Front Desk:

The front desk team continues to improve as they familiarize themselves with all systems and consistently update the Google Sheets to track requests and resident needs efficiently. Their professionalism and approachability are making an impact—residents are developing relationships with them, calling them by name, and engaging more positively. This reflects the team's growing confidence and ability to provide a welcoming experience.

Lifestyle Team:

Lifestyle remains a **powerhouse department** with **outstanding** event execution. Every event this month has been a success, with numerous residents personally sharing their appreciation. The newsletters continue to be a standout component, visually strong and well-organized, providing clear communication for the community. Looking ahead to the next quarter, the team has a solid direction and plan in place, ensuring continued excellence.

Maintenance:

Maintenance is another **standout department** this month. **Angel** has been highly effective in knocking out projects and keeping everything on schedule, while **Elias** continues to handle tasks efficiently, making noticeable improvements throughout the property. Their dedication is keeping operations running smoothly and ensuring that key maintenance priorities are addressed promptly.

Front Range:

The team underwent a significant change with the departure of **Jen Thomas**, which was a notable loss. However, thanks to **Jen's thorough turnover process**, we anticipate a smooth transition. While adjustments will be necessary, the foundation remains strong, and we expect continued stability in this area.

Overall, this month has been marked by positive momentum, strong team performance, and a clear commitment to improving operations while reinforcing expectations within the community. We will continue working towards long-term success and ensuring Southshore remains a well-managed and thriving environment.

Recommended Expenditures:

None From GM

Requested Board Actions:

None From GM

SOUTHSHORE METROPOLITAN DISTRICT

The Management Trust Report – Lifestyle Director

Executive Summary – January: Lifestyle Department

January was a month of catching up and planning after the whirlwind of the holiday season. While we took a moment to reset, our regular programming continued to grow and thrive.

Our **weekly Toddler Meet-Ups** have gained momentum, bringing together more families each week and fostering a wonderful sense of community. We also launched a new social group, "**Coffee Gals**," which meets twice a month, providing a welcoming space for women to connect over coffee and conversation.

Looking ahead, we're excited to collaborate with **Primrose School of Saddle Rock** for a children's event on **February 8th**. We have also begun planning for **a comedy event and Easter celebrations**, ensuring engaging experiences for all.

Preparations are already kicking off for upcoming Social Committee events, with planning for Comedy Weekend, Easter and Freedom Bash already underway!

On the youth side, **KidStage** kicked off a new session, where participants are eagerly preparing to perform *The Lion King* at the Lighthouse. Their enthusiasm is infectious, and we can't wait to see their hard work come to life.

Coming up on **February 1st**, we are hosting a **Chili Cookoff at the Lighthouse**, promising a fun and cozy event for the community. It was a fun and delightful day!

In addition to event planning, we are actively working on **securing liquor licenses for all Social Committee events** this year, with **Jen coordinating with President Zent** to ensure compliance and approvals.

The **Lakehouse continues to be a high-demand venue**, requiring significant attention from the Lifestyle department. We dedicate time to ensuring **homeowners are complying, paid, and properly scheduled** for their events, maintaining smooth operations and a great experience for all.

As we transition into the year, much of our focus is on **summer planning**, ensuring we have an exciting lineup of activities that will bring people together for a vibrant and memorable season. With a strong start to the year, we are excited for what's to come!

Kind Regards

Jennifer Cornthwaite

SOUTHSHORE METROPOLITAN DISTRICT

[District Management, Landscaping, etc.] Report

February 12, 2025

Executive Summary: The EyeClick gaming projector is in transit to be delivered and scheduled for installation. The Boathouse repairs to the deck and railing will be scheduled for February/March depending on weather. Working with Platinum Coatings and Convurt Trends for the 2025 Fence Project. Pool Heater will be delivered for the Lakehouse in two weeks and scheduled for installation following receipt. The check for the three windows was sent 2/6 to be ordered. Lead time is 6-8 weeks. Inspection for the Lakehouse deck and stairs was completed and determined to be safe with normal wear and tear. Partnering with AJ with Public Alliance to obtain two other proposals for the PNA for the community. The pipe break for the activity pool area at the Lighthouse has been repaired and ready to pour concrete, but exceeds the “do not exceed” amount.

Recommended Expenditures:

1. [Vandre Electric] proposal 90744.1 re [replace banquet room lights] in the amount of \$5,195 for [approval].
2. [Vandre Electric] proposal 90745 re [replace 3 inground lights at Lakehouse] in the amount of \$4,475 for [approval].
3. [Vandre Electric] proposal 90818 boare [replace damage bollard lights] in the amount of \$2995 (exact match) or \$2,595 (similar match) for [approval].
4. [Texacraft] proposal SNA0102806025 re [pool chaise lounge chairs] in the amount of \$9,726.58 for [approval].
5. [1000Bulbs] proposal 7980286 (multi-colored) or 7980314 (warm color) re [holiday lighting for SSMD] in the amount of \$14,592.14 or \$14,145.79 for [approval].
6. [AllBackyardfun] proposal re [tabletop fire pit for lighthouse] in the amount of \$2,977 for [approval].
7. A. [COX] proposal 43675 re [2025 Pond Maintenance] in the amount of \$79,680 for [approval].
B. [JR Engineering] proposal re [2025 Pond Maintenance – Incidentals Only pending contractor’s submission for services; JR wanted to submit agreement for approval first. Tim said that it will be like last year’s total BID amt.] in the amount of \$10,000 for [approval].

8. [FRR] proposal re [Activity Skimmer Line Break] in the amount of \$9,426.88 for [approval].

Requested Board Actions: BODs determine which contract to move forward with regarding the decking project between Custom Decking and RTC.

Susan Anguish
Sales

TEXACRAFT®

QUOTE

352-693-4691

Date	Quote #
01/28/25	SNA020702025

sanguish@texacraft.com

Quote Valid For 30 Days From Quoting Date

Sold To: Southshore Master HOA c/o AMI HOA

ANGEL DURAN
27301 E SOUTHSORE DR
AURORA, CO 80016
UNITED STATES

angel.duran@managementtrust.com





Phone: 720-870-2221





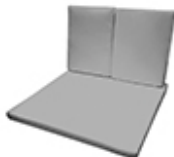
Ship To: Southshore Master HOA c/o AMI HOA
ANGEL DURAN

27301 E SOUTHSORE DR
AURORA, CO
UNITED STATES

angel.duran@managementtrust.com
Phone: 720--870-2221

Lead Time	Terms	Rep	P.O. Number	Ship Via
		sanguish		

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
1	X-SB.00S.13	Island Day Bed Base ONLY - White		\$2,184.82	\$2,184.82
					
1	X-CT.000.13	Island Daybed Center Table - White		\$123.31	\$123.31
					
1	M1345 A	Island One-Piece Cushion w/Umbrella Hole, Grade A		\$753.65	\$753.65
					
1	M1350 A	Island Five-Piece Cushion, Grade A		\$938.96	\$938.96
					

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
1	M35038 A	Southern Cay Modular Ottoman - Curved, Grade A		\$528.99	\$528.99
					
1	M35033 A	Southern Cay Modular Corner Seat - Curved, Grade A		\$939.59	\$939.59
					
1	M35038 A	Southern Cay Modular Ottoman - Curved, Grade A		\$528.99	\$528.99
					
1	M31085S A	Array Daybed Sling Base Without Canopy and Shades, Grade A		\$1,280.65	\$1,280.65
					
1	M1304P A	Array Daybed Premium Optional Double Chaise Cushion (3 pc Set), Grade A		\$692.96	\$692.96
					

We are required by law to collect and remit sales/use tax on this purchase. If you are exempt from such taxes, please provide us with the applicable exemption certificate. Items above are shipped Freight Line. ****DRIVER DOES NOT UNLOAD****. UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are available at an extra charge and must be ordered when order is placed.

"Please verify we have the correct bill and ship to information to include the contact name, address, phone and email when approving the Quote"

SubTotal	\$7,971.92
Est. Sales Tax	\$0.00
Freight	\$1,003.18
Total	\$8,975.10

Order will be placed when signed approval is faxed or emailed.

Approved: _____

Date: _____

Printed Name _____

Thank you for considering Texacraft.
If you have any questions please let me know.
Thank you,

Susan Anguish

352-693-4691

sanguish@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.

ARRAY DAY BED, CAN BE ORDERED WITH CURTAINS OR WITHOUT AND WITH OR WITHOUT CUSHIONS.



4 OF THESE MAKE INTO A DAY BED OR 2 OF THE BELOW PIECES FOR THE BACK OF THE DAY BED



M35033

2 OF THESE WITH THE 2 ABOVE MAKE A DAY BED WITH BELOW CUSHIONS FOR BACK

Southern Cay Modular

Finish - Antigua Fabric - 5416



This collection is MODULAR and can be arranged in any configuration to fit your outdoor space. Visit our website to see some ideas. The possibilities are unlimited. Pillows sold separately.

Designed by John Caldwell



Circular Chaise Bed



Round Bed

M31085S

Daybed Sling

Shown with optional **M31085CS** canopy & shades and **M1304** cushion set both sold separately.

55"W 90"D 21.5"SH

Overall Height: 80" (With Canopy) Weight: 176.5

M1304P Premium Cushion Set sold separately



M31085S

Daybed Sling Base Without Canopy And Shades

55"W 90"D 45"H 17.5"SH

Weight: 112



The shades are adjustable and are secured to the frame using "C" pockets welded to the 4 posts. The shade rods slip into the "C" pockets with tension that holds them securely in place.



Shade rod secured into "C" pocket.



M1330

Daybed Head Pillow

23.5"W 9"D 5"H

Fits with or without cushion



The side shades can be pulled up and totally out of the way by simply placing the tension rods in the double "U" brackets located in the top middle of the front and back of the top canopy.



If the canopy is not utilized end caps cover the four corner extrusions of the lower bed frame.



Double skate wheels on the back of lower bed frame allow easy mobility.

Susan Anguish
Sales

TEXACRAFT®

QUOTE

352-693-4691

Date	Quote #
01/28/25	SNA0102806025

sanguish@texacraft.com

Quote Valid For 30 Days From Quoting Date

Sold To: Southshore Master HOA c/o AMI HOA

ANGEL DURAN
27301 E SOUTHSORE DR
AURORA, CO 80016
UNITED STATES

angel.duran@managementtrust.com

Phone: 720-870-2221

Ship To: Southshore Master HOA c/o AMI HOA
ANGEL DURAN

27301 E SOUTHSORE DR
AURORA, CO
UNITED STATES

angel.duran@managementtrust.com
Phone: 720--870-2221

Lead Time	Terms	Rep	P.O. Number	Ship Via
		sanguish		

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
5	M4102S A	Oasis Nesting Chaise Lounge, 1" Tube, Grade A Sling	F Brz Sl navy Pier 150	\$249.24	\$1,246.20
10	M4102S A	Oasis Nesting Chaise Lounge, 1" Tube, Grade A Sling	F Brz Sl Met Salsa 915	\$249.24	\$2,492.40
5	M4102S A	Oasis Nesting Chaise Lounge, 1" Tube, Grade A Sling	F Brz Sl Go Green 138	\$249.24	\$1,246.20
15	M4102S A	Oasis Nesting Chaise Lounge, 1" Tube, Grade A Sling	F Brz Sl White 866	\$249.24	\$3,738.60

CALL FOR AN APPOINTMENT AS NO ONE IS ON SITE

We are required by law to collect and remit sales/use tax on this purchase.
If you are exempt from such taxes, please provide us with the applicable exemption certificate.

Items above are shipped Freight Line. ****DRIVER DOES NOT UNLOAD****.
UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are available at an extra charge and must be ordered when order is placed.

SubTotal	\$8,723.40
Est. Sales Tax	\$0.00
Freight	\$1,003.18
Total	\$9,726.58

Order will be placed when signed approval is faxed or emailed.

Approved: _____

Date: _____

Printed Name _____

Thank you for considering Texacraft.
If you have any questions please let me know.
Thank you,

Susan Anguish

352-693-4691

sanguish@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.

Marina Pool, Spa & Patio

7777 West Jewell Avenue
 Lakewood, Colorado 80232
 email: marinapoolandspa@aol.com
 phone: 303-985-0077
 fax: 303-985-7835

QUOTE

S020845



Invoice Date: 02/06/2025 16:53
 Customer ID: SOUTH2
 Ship Via: Fedex
 Terms: 1/2 Down with Order

BILL TO

SOUTHSHORE METRO DISTRICT
 KEVIN STANDLER
 27151 E LAKEVIEW DR
 AURORA, CO 80016

SHIP TO

SOUTHSHORE METRO DISTRICT
 KEVIN STANDLER
 27151 E LAKEVIEW DR
 AURORA, CO 80016

BILL TO: | KLSTADLER@YAHOO.COM

SHIP TO: | KLSTADLER@YAHOO.COM

#	SKU	QTY	UNIT	PRICE	EXT	TAX
1	PATSPECIAL 421-CC MONTERRA LOUNGE PLAY ADOBE AA FABRIC	4	EA	1054.00	4216.00	N
2	PATSPECIAL 421-CC MONTERRA LOUNGE PIQUE MIDNIGHT A FABRIC	4	EA	1115.00	4460.00	N
3	PATSPECIAL 426-2S CRESCENT LOVE SEAT PLAY ADOBE AA FABRIC	4	EA	1985.00	7940.00	N
4	PATSPECIAL 426-2S CRESCENT LOVE SEAT PIQUE MIDNIGHT A FABRIC FRAME - TBD	4	EA	2114.00	8456.00	N
NUMBER OF ITEMS: 16.00					SUBTOTAL: 25,072.00	

FREIGHT Fedex	3,765.00	TAX	0.00	DEPOSIT	0.00	TOTAL	28,837.00
-------------------------	-----------------	------------	-------------	----------------	-------------	--------------	------------------

To insure proper credit, please write invoice number on your check. Late charges of 1.5% per month will be added to invoices not paid in 30 days. All claims and returned goods MUST be accompanied by this bill. Spc orders non-cancelable & non-refundable.



MONTERRA

Lounge Chair



MADE FOR GENERATIONS

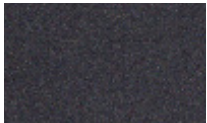
Item Number: #421-CC
Cushion: #21 (Seat, Back & Arms)
Material: Wrought Iron
Dimensions: W42.75" D38.5" H43.75"
Seat Cushion: W26" D29" H8"
Back Cushion: W34" D9" H28.5"
Arm Cushions: W7" D28" H13.5 (2)
Arm Height: 25.25"
Seat Height: 20"
Weight: 63 lbs.
Warranty: Limited 20 Year Structural (frame)
(Retail) Limited 5 Year Finish
Limited 5 Year Cushion
Limited 2 year Component Parts

Features: -.75" Diameter Carbon Steel Frame
-.25"x1.5" Carbon Steel Arms with Embossing and Rivet Details
-UV Resistant Powder Coating
-Ultra High-Back Pillow Back Cushion and Pillow Arm Cushions
-Plush Comfort™ Waterproof Cushion Interior Wrap
-100% Solution-Dyed Acrylic Fabric
-GORE® TENARA® Sewing Thread
-DuPont Delrin® Glides

COM Yardage: 5 yards

**Based on 54" wide plain fabric w/ no repeat railroad, or centering. Contact sales@owlee.com for custom fabric quote.*

FINISHES



SP21 Graphite



SP50 Copper Creek



SP11 Rosewood



SP42 Espresso



SP22 Sable



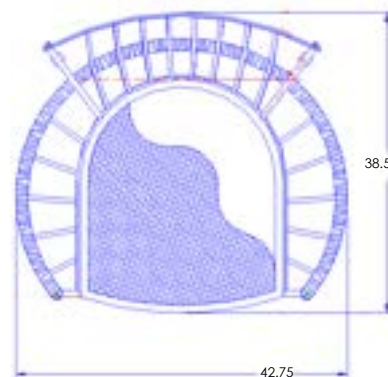
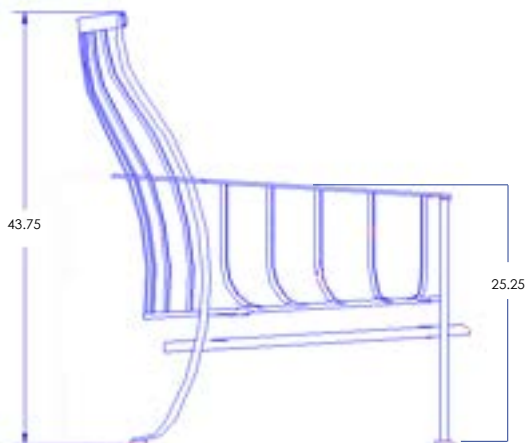
TG56 Shadow Grey



TG68 Carbon Black



VT25 Velvet White



1. Shipping Address

[Edit](#)


Shipping To Jennifer Cornthwaite
 27301 E Southshore Dr, Aurora, CO 80016
 (720) 780-3240

2. Delivery & Gift Options

[Edit](#)

Shipping

ESTIMATED DELIVERY DATE Standard (3 day select)
Mar. 17



Chisel Carpet Tile Rug 2 Boxes
 24 Tiles 8x12 Marble **\$755**
 Item #: 71-4762323
 QTY 1


3. Payment

Billing Address [Edit](#)
 Same As Shipping Address

Promo Code +

Order Summary

— Your Order (1 Item)

 Chisel Carpet Tile Rug 2 Boxes 24 Tiles 8x12 Marble **\$755**
 QTY: 1

Subtotal **\$755**

Shipping & Processing **\$75.50**

Tax **\$68.63**

Total **\$899.13**

By placing an order, you are agreeing to our [Privacy Policy](#) and [Terms of Use](#).

[Place Order](#)



You could earn up to \$75 (10% back in rewards) on today's purchase.¹

See if you're pre-approved in **minutes** - with no impact to your credit score!



ESTIMATE

Front Range Recreation, Inc

DATE: 2/6/2025

18920 Plaza Drive, Parker, CO 80134
(303) 617-0221
office@frontrangerecreation.com

Proposal Valid through 3/31/2025

TO Southshore Metropolitan District
C/O Management Trust
27301 E. Southshore Dr.
Aurora, CO 80016

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Zoll AED Plus	2223.10	\$2,223.10
1	Zoll CPR-D Padz 8900-0800-01	245.30	\$245.30
1	Zoll Pedi-Padz II	165.00	\$165.00
	Excludes freight charges		
SUBTOTAL			\$2,633.40
SALES TAX			Exempt
TOTAL			\$2,633.40



Quotation prepared by: Emma Curtis

This is a quotation on the goods named, subject to the conditions noted below:

Manufacturer offers standard warranty.

In the event of significant delay or price increase of material or equipment occurring during the performance of the contract through no fault of Front Range Recreation or its subcontractors, the contract sum, time of completion or contract requirements shall be equitably adjusted. A change in price of an item, material, or equipment, shall be considered significant when the price of an items increases 3% or more between the date of this contract and the date of installation.

To accept this quotation, sign here and return: _____



Front Range Recreation, Inc

DATE: 2/6/2025

18920 Plaza Drive, Parker, CO 80134
(303) 617-0221
office@frontrangerecreation.com

Proposal Valid through 3/15/2025

TO Southshore Lighthouse

JOB	LEAD TIME
Activity Skimmer Line Break	Four weeks from approval

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Trip Charge	45.00	45.00
1	AJ Concrete Labor - Demo existing concrete deck, excavate down and locate break - Once repair is complete, grade, install #4 rebar, pour back deck. Gray, broom finish - Line item includes cost of concrete, rebar and forming materials	4,550.00	4,550.00
40	FRR Labor - Cut out existing 6in plumbing on both the skimmer and main drain lines. - Replumb both lines with new pipe and fittings - Pressure test both lines - Backfill with new squeegee	3,800.00	3,800.00
4	LAS-56-5110 - 6in PVC Sch80 90 fitting	72.15	288.60
4	SPE-56-2060 - 6in PVC Sch40 Street 90 fitting	92.84	371.38
10	AAA-56-4109 - 6in PVC Sch40 PVC pipe, per foot	15.30	153.00
1	Squeegee backfill, per ton	68.90	68.90
1	Diesel compressor pressure test fee	150.00	150.00
SUBTOTAL			9,426.88
SALES TAX			
TOTAL			9,426.88

Quotation prepared by: Eli Schlagel

This is a quotation on the goods named, subject to the conditions noted below:

Price does not include any applicable taxes or in-bound freight.

Manufacturer offers (1) warranty on all parts. FRR offers lifetime warranty on install.

**If price increases or significant delays occur due to principal manufacturing costs of raw materials, equipment, labor, and energy through no fault of FRR or its subcontractors for the products in this bid from the date of this agreement until the time of completion, the contract shall be equitably adjusted. A change in price of an item of material, equipment, or energy shall be considered significant when the price of an items increases exceeds 3%. FRR will provide a change order in writing to adjust the bid to reflect such increase ("Product Price Adjustment Notice").*

To accept this quotation, sign here and return: _____



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

December 27, 2024

The Management Trust
3091 South Jamaica Court
Suite 100
Aurora, Colorado 80014

Attention: Angel Duran Phone: (303) 750-0994 x2366 Email: angel.duran@managementtrust.com

Estimate Number: 90744.1

Project Location: Lakehouse At Southshore 27151 E Lakeview Dr, Aurora, CO 80016

Scope of Work: Replace banquet room lights.

Quote amount: \$5,195.00

See Terms & Conditions

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Bypass twenty-six (26) ballast in the existing recessed lights in the banquet room.
2. Provide and install twenty-six new LED recessed lights in place of the existing banquet room recessed lights.

Terms and conditions of this estimate:

- 1) This proposal excludes the following:
 - A) Any work not specifically listed above.
 - B) Any repairs to existing deficiencies not listed above.
 - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.
 - D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer and/or their representatives, and any permit fees.
 - E) Any repairs, alternations and/or replacement of private underground utilities that may be damaged as a result of excavating, saw cutting, jack hammering, etcetera.
- 2) This estimate is based on the existing circuitry being in a usable and stable condition.
- 3) This estimate may be invalid if not accepted within 30 days.
- 4) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
- 5) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Management Trust**) is to prepare all work areas so as to be acceptable for Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.

Continued on next page,



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

Quote number 90744.1, continued:

- 6) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.
- 7) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
- 8) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
- 9) No work shall commence until Vandre Electric has received a signed copy of this quote.
- 10) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 11) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 12) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 13) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.
- 14) Due to market conditions all materials are subject to price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 777-2318. Thank you for the opportunity to quote this work.

Sincerely,

Daryl Forshey
Lead Electrician

Accepted: _____ Date: _____

Authorized Agent for The Management Trust/ Lakehouse at Southshore 27151 E Lakeview Dr,
Aurora, CO 80016



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

January 10, 2025

The Management Trust
3091 South Jamaica Court
Suite 100
Aurora, Colorado 80014

Attention: Angel Duran Phone: (303) 750-0994 x2366 Email: angel.duran@managementtrust.com

Estimate Number: 90818

Project Location: Lakehouse At Southshore 27151 E Lakeview Dr, Aurora, CO 80016

Scope of Work: Replace inground lights at Lakehouse.

Quote amount: \$4,475.00

See Terms & Conditions

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Replace three (3) nonfunctioning in ground lights in the front landscaped area of the Lakehouse with a similar style of light.
2. Connect the new lights to the existing lighting circuitry.

Terms and conditions of this estimate:

- 1) This proposal excludes the following:
 - A) Any work not specifically listed above.
 - B) Any repairs to existing deficiencies not listed above.
 - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.
 - D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer and/or their representatives, and any permit fees.
 - E) Any repairs, alternations and/or replacement of private underground utilities that may be damaged as a result of excavating, saw cutting, jack hammering, etcetera.
- 2) This estimate is based on the existing circuitry being in a usable and stable condition.
- 3) This estimate may be invalid if not accepted within 30 days.
- 4) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
- 5) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Management Trust**) is to prepare all work areas so as to be acceptable for Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
- 6) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.

Continued on next page,



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

Quote number 90745, continued:

- 7) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
- 8) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
- 9) No work shall commence until Vandre Electric has received a signed copy of this quote.
- 10) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 11) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 12) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 13) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.
- 14) Due to market conditions all materials are subject to price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 777-2318. Thank you for the opportunity to quote this work.

Sincerely,

Daryl Forshey
Lead Electrician

Accepted: _____ Date: _____

Authorized Agent for The Management Trust/ Lakehouse at Southshore 27151 E Lakeview Dr,
Aurora, CO 80016



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

January 10, 2025

The Management Trust
3091 South Jamaica Court
Suite 100
Aurora, Colorado 80014

Attention: Angel Duran Phone: (303) 750-0994 x2366 Email: angel.duran@managementtrust.com

Estimate Number: 90818

Project Location: Lakehouse At Southshore 27151 E Lakeview Dr, Aurora, CO 80016

Scope of Work: Replace damaged bollard lights.

Quote amount: See below

See Terms & Conditions

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

Option #1 Replace fixture with an exact match. \$2,995.00. Initial here to accept_____.

1. Replace one (1) damaged LED bollard light, located at the North West corner of Southshore Dr. and Peakview Pl., with a new LED to match the existing bollard light.
2. Replace one (1) damaged LED bollard light, located North East of Southshore Dr. and S. Quantock Way, with new LED light to match the existing bollard light.

OPTION #2 Replace fixture with similar matching fixture. \$2,595.00. Initial here to accept_____.

3. Replace one (1) damaged LED bollard light, located at the North West corner of Southshore Dr. and Peakview Pl., with a new LED to match the existing bollard light as close as possible.
4. Replace one (1) damaged LED bollard light, located North East of Southshore Dr. and S. Quantock Way, with new LED light to match the existing bollard light as close as possible.
- 5.

Note: Please see attached cut sheet.

Terms and conditions of this estimate:

- 1) This proposal excludes the following:
 - A) Any work not specifically listed above.
 - B) Any repairs to existing deficiencies not listed above.
 - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.

Continued on next page,



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

Quote number 90818, continued:

- D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer and/or their representatives, and any permit fees.
- E) Any repairs, alternations and/or replacement of private underground utilities that may be damaged as a result of excavating, saw cutting, jack hammering, etcetera.
- 2) This estimate is based on the existing circuitry being in a usable and stable condition.
- 3) This estimate may be invalid if not accepted within 30 days.
- 4) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
- 5) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Management Trust**) is to prepare all work areas so as to be acceptable for Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
- 6) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.
- 7) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
- 8) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
- 9) No work shall commence until Vandre Electric has received a signed copy of this quote.
- 10) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 11) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 12) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 13) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.

Continued on next page,



Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

Quote number 90818, continued:

14) Due to market conditions all materials are subject to price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 777-2318. Thank you for the opportunity to quote this work.

Sincerely,

Daryl Forshey
Lead Electrician

Accepted: _____ Date: _____

Authorized Agent for The Management Trust/ Lakehouse at Southshore 27151 E Lakeview Dr,
Aurora, CO 80016

Sales Proposal

1000Bulbs.com

Quote #: 7980286	Date: 01/24/2025	Date Quote Written: 01/23/2025	Expiration Date: 04/23/2025
----------------------------	----------------------------	--	---------------------------------------

Salesperson





Brad Poole
1475 Republic Pkwy Ste 100
Mesquite, TX 75150
bpoole@1000bulbs.com
p. 972-543-0957
f. 972-543-0949

Bill To

,

Ship To

,

Qty	Product	Price
10	 PLUG-10006 White - Female Gilbert Plug - SPT-1 - End Plug and Inline	\$7.65
10	 PLUG-10001 Green - Male Gilbert Plug - SPT-1	\$7.65
565	 CMS-C9MULT Multi-Color - LED C9 - Christmas Light Replacement Bulbs - Faceted Finish	\$18.92
14	 CMS-10105 1000 ft. - 12 in. Socket Spacing - 18 Gauge Copper - C9 Christmas Light String Spool	\$267.81

Notes

CONGRATULATIONS, this quote comes with FREE shipping, saving you money on shipping cost.

Subtotal:	\$14,592.14
Standard Shipping	\$0.00
Total:	\$14,592.14

Quote does not include tax when applicable.

Due to fluctuations in supply and shipping costs, the prices of items in this quote are subject to change without notice.

Notice: This automated email is not monitored for replies.

Sales Proposal

1000Bulbs.com

Quote #: 7980314	Date: 01/24/2025	Date Quote Written: 01/23/2025	Expiration Date: 04/23/2025
----------------------------	----------------------------	--	---------------------------------------

Salesperson





Brad Poole
1475 Republic Pkwy Ste 100
Mesquite, TX 75150
bpoole@1000bulbs.com
p. 972-543-0957
f. 972-543-0949

Bill To

,

Ship To

,

Qty	Product	Price
10	 PLUG-10006 White - Female Gilbert Plug - SPT-1 - End Plug and Inline	\$7.65
10	 PLUG-10001 Green - Male Gilbert Plug - SPT-1	\$7.65
565	 CMS-C9SWW Sun Warm White - LED C9 - Christmas Light Replacement Bulbs - Faceted Finish	\$18.13
14	 CMS-10105 1000 ft. - 12 in. Socket Spacing - 18 Gauge Copper - C9 Christmas Light String Spool	\$267.81

Notes

CONGRATULATIONS, this quote comes with FREE shipping, saving you money on shipping cost.

Subtotal:	\$14,145.79
Standard Shipping	\$0.00
Total:	\$14,145.79

Quote does not include tax when applicable.

Due to fluctuations in supply and shipping costs, the prices of items in this quote are subject to change without notice.

Notice: This automated email is not monitored for replies.



Oriflamme Gas Fire Pit Table Silver Tiger Granite

Title: Default Title #MWS Options
1420482015

[Edit Options](#)

\$2,698.00

- 1 +

\$2,698.00



Choose Your Accessories

Title: Glass Wind Guard

[Edit Options](#)

\$279.00

\$279.00

Congrats, you're eligible for free shipping

Order special instructions

Subtotal: **\$2,977.00**
Grand total: **\$2,977.00**

Taxes and shipping calculated at checkout

PHONE
1-800-451-2550

EMAIL
mailto:customercare@allbackyardfun.com

- CHECKOUT
- shop
- PayPal
- G Pay

All Backyard Fun is committed to providing our customers with superior service and responsiveness during their "boutique" like buying experience.

 SUBSCRIBE

By submitting your email address you are agreeing to the Privacy Policy and Terms & Conditions.

ABOUT US

- [Contact Us](#)
- [Reviews](#)
- [Terms & Conditions](#)

RESOURCES

- [Return Policy](#)
- [Gift Certificates](#)
- [Blog](#)

YOUR ACCOUNT

- [Account Information](#)
- [Order History](#)
- [Track Your Shipment](#)
- [Trade Account Login](#)
- [Privacy Notice](#)

- [FIRE TABLES](#)
- [PATIO FURNITURE](#)
- [REPLACEMENT CUSHIONS](#)
- [OUTDOOR COVERS](#)
- [ACCESSORIES](#)

Landscape Monthly Status Report

Project Name	Reporting Cadence
Southshore Metro District	Monthly (for Board Meetings)
Date	Prepared by:
January 2025	Kevin Cox

III. Lawn Care - Provide updates regarding Mowing/Edging, Fertilization, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Mowing of turf areas completed.

-Leaf removal completed.

IV. Shrubs/Plants - Provide update regarding Edging, Pruning, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Spring cleanup begun 12/19/2024.

V. Tree Care - Provide update regarding Pruning, Staking, Insect Control, Tree Wells – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Plant Health Care – Completed.

-Plant audit completed and submitted.

Misc items as listed in Contract – Provide update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Weekly checking and replacement of trash and dog waste bags.

-Weekly poo patrol of the dog park.

-Monthly algae treatments to all three ponds.

-Holiday lighting decorations removed and placed into storage totes, to be dropped off in district storage week of 2/3/25.

VI. Wood and Rock Mulched Areas-

Spring cleanup begun 12/19/2024, ongoing through spring as weather allows.

VII. Native Areas-

-Native mowing completed 12/20/2024.

-Trash removed.

VII. Irrigation Systems-

-Winterization completed.

-Pond filter maintenance completed 11/22/24, awaiting approval on proposal for additional parts needed.

IX. Landscape Debris Cleanup-

-Policing of property for trash, signs, and debris.

-Removal of dumped trash (dresser, etc.) 12/30/2024

X. Aeration-

--Completed.

XI. Winter Services-

-Snow damage repairs scheduled as weather allows.

-Snow removal 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/27, 12/10, 1/7, 1/9, 1/15, 1/16, 1/18, 1/20, 1/25.

Special Projects (provide an update to any special funding approved by the Board and their status)

- **Proposal #43772 (\$5,212.00) – Filter Maintenance – 1 occurrence. In process. Pond C filter (Evoqua) completed with no issues. Boathouse filter (Amiad) in process, additional repair required as abnormal wear observed.**
- **Proposal #43261 (\$6,420.00) – Owl House (3) Installation Houses built, scheduled to be installed in February (weather permitting).**
- **Proposal #43978 (\$3,200.00) – Winter Tree Watering (1 of 5) In process week of 2/3/25 as weather permits.**
- **Proposal # 43982 (\$1,940.00) – Glasgow Sump Drain Completed 1/28/25.**
- **Proposal #43981 (\$145,000.00) – 100 New Trees for 2025 Approved last meeting, awaiting deposit to order trees.**
- **Proposal #s 43763, 43764, 43766 (\$8,060.00, \$13,780.00, \$7,340.00) – Annual Flowers 2025 Approved, request deposit April 1st.**
- **Proposal # 44206 (\$57,885.00) – Rock Conversion: SS Pkwy & Ottawa Dr Awaiting approval.**
- **Proposal # 44207 (\$21,554.00) – Rock Conversion: SS Pkwy & Uriah Awaiting approval.**
- **Proposal # 44208 (\$46,375.00) – Rock Conversion: SS Pkwy & Costilla Awaiting approval.**
- **Proposal # 44209 (\$62,730.00) – Rock Conversion: SS Pkwy & Roxbury Awaiting approval.**
- **Proposal # 44210 (\$36,736.00) – Rock Conversion: SS Dr & Indore Awaiting approval.**
- **Proposal # 44211 (\$30,225.00) – Rock Conversion: SS Dr & Davies Awaiting approval.**
- **Proposal # 44212 (\$17,740.00) – Rock Conversion: Quantock Park Awaiting approval.**
- **Proposal # 44213 (\$21,430.00) – Rock Conversion: Ridge Trail, N side of SS Pkwy Awaiting approval.**
- **Proposal # 44214 (\$7,187.00) – Senac Filter Parts: Additional parts needed found defective at recent servicing. Awaiting approval.**



Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmonswheler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 1: SS PKWY & OTTOWA DR

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	4	\$ 500.00	\$ 2,000.00
Landscape Construction: Equipment: Dingo Dingo loader per day	4	\$ 250.00	\$ 1,000.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	300 Hr	\$ 65.00	\$ 19,500.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Drip irrigation adjustments & repairs	10 Hr	\$ 80.00	\$ 800.00
Misc. Materials IRR Drip valve, pipe, spaghetti tubing, emitters clamps, fittings,	1	\$ 1,000.00	\$ 1,000.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	7 ea	\$ 425.00	\$ 2,975.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	700 ea	\$ 0.50	\$ 350.00
Landscape Materials: Boulders: Granite boulders Granite boulders	3 ea	\$ 330.00	\$ 990.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	140 Ton	\$ 168.00	\$ 23,520.00
#5 Shrub Installed #5 Deciduous Shrub Installed	80 ea	\$ 85.00	\$ 6,800.00
#1 Perennial Installed #1 Perennial Installed	100	\$ 30.00	\$ 3,000.00

Client Notes

- Bed Areas at Southshore Parkway & E Ottawa Avenue: 8,800 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44206
 Created: 02/04/2025
 Date: 05/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 63,435.00
TOTAL	\$ 63,435.00
DEPOSIT AMOUNT (50.0%)	\$ 31,717.50
DUE DATE	05/31/2025

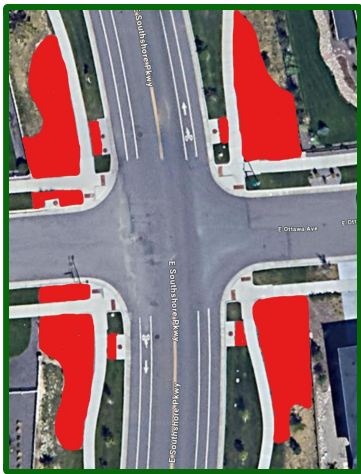
Signature

x

Date:

 Please sign here to accept the terms and conditions

Photos



Fabric/Sod Staple



Multi-Color Cobblestone 2"- 4"





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoredno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmons-wheeler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 2: SS PKWY & URIA
 H

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	1	\$ 500.00	\$ 500.00
Landscape Construction: Equipment: Dingo Dingo loader per day	2	\$ 250.00	\$ 500.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	70 Hr	\$ 65.00	\$ 4,550.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	6 Hr	\$ 80.00	\$ 480.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 750.00	\$ 750.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	2 ea	\$ 425.00	\$ 850.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	290 ea	\$ 0.50	\$ 145.00
Landscape Materials: Boulders: Granite boulders Granite boulders	1.5 ea	\$ 330.00	\$ 495.00
Multi-Color Cobblestone 2"-4" Multi-Color Cobblestone 2"-4"	48 Ton	\$ 168.00	\$ 8,064.00
#5 Shrub Installed #5 Deciduous Shrub Installed	26 ea	\$ 85.00	\$ 2,210.00
#1 Perennial Installed #1 Perennial Installed	50	\$ 30.00	\$ 1,500.00

Client Notes

- Bed Areas at south side of intersection of Southshore Parkway & S Uria Street: 2,900 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44207
 Created: 02/04/2025
 Date: 05/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 21,544.00
TOTAL	\$ 21,544.00
DEPOSIT AMOUNT (50.0%)	\$ 10,772.00
DUE DATE	05/31/2025

Signature

x

Date:

Please sign here to accept the terms and conditions

Photos

Fabric/Sod Staple



Multi-Color Cobblestone 2"- 4"





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremndno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmons-wheeler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 3: SS PKWY & COSTILLA

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	2	\$ 500.00	\$ 1,000.00
Landscape Construction: Equipment: Dingo Dingo loader per day	4	\$ 250.00	\$ 1,000.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	140 Hr	\$ 65.00	\$ 9,100.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	10 Hr	\$ 80.00	\$ 800.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 1,000.00	\$ 1,000.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	6 ea	\$ 425.00	\$ 2,550.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	630 ea	\$ 0.50	\$ 315.00
Landscape Materials: Boulders: Granite boulders Granite boulders	3 ea	\$ 330.00	\$ 990.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	105 Ton	\$ 168.00	\$ 17,640.00
#5 Shrub Installed #5 Deciduous Shrub Installed	88 ea	\$ 85.00	\$ 7,480.00
#1 Perennial Installed #1 Perennial Installed	100	\$ 30.00	\$ 3,000.00

Client Notes

- Bed Areas at Southshore Parkway & E Costilla Drive: 6,350 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44208
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 46,375.00
TOTAL	\$ 46,375.00
DEPOSIT AMOUNT (50.0%)	\$ 23,187.50
DUE DATE	05/01/2025

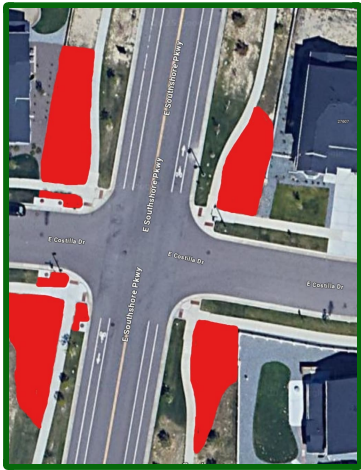
Signature

x

Date:

Please sign here to accept the terms and conditions

Photos





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremndo.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmons-wheeler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 4: SS PKWY & ROXBURY

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	4	\$ 500.00	\$ 2,000.00
Landscape Construction: Equipment: Dingo Dingo loader per day	4	\$ 250.00	\$ 1,000.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	270 Hr	\$ 65.00	\$ 17,550.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	10 Hr	\$ 80.00	\$ 800.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 1,000.00	\$ 1,000.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	7 ea	\$ 425.00	\$ 2,975.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	810 ea	\$ 0.50	\$ 405.00
Landscape Materials: Boulders: Granite boulders Granite boulders	4 ea	\$ 330.00	\$ 1,320.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	135 Ton	\$ 168.00	\$ 22,680.00
#5 Shrub Installed #5 Deciduous Shrub Installed	100 ea	\$ 85.00	\$ 8,500.00
#1 Perennial Installed #1 Perennial Installed	100	\$ 30.00	\$ 3,000.00

Client Notes

- Bed Areas at Southshore Parkway & E Roxbury Place: 8,150 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44209
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 62,730.00
TOTAL	\$ 62,730.00
DEPOSIT AMOUNT (50.0%)	\$ 31,365.00
DUE DATE	05/01/2025

Signature

x

Date:

Please sign here to accept the terms and conditions

Photos





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoredno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmonsweeler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 5: SS DR & INDORE

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	2	\$ 500.00	\$ 1,000.00
Landscape Construction: Equipment: Dingo Dingo loader per day	2	\$ 250.00	\$ 500.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	150 Hr	\$ 65.00	\$ 9,750.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	10 Hr	\$ 80.00	\$ 800.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 1,000.00	\$ 1,000.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	4 ea	\$ 425.00	\$ 1,700.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	460 ea	\$ 0.50	\$ 230.00
Landscape Materials: Boulders: Granite boulders Granite boulders	2 ea	\$ 330.00	\$ 660.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	72 Ton	\$ 168.00	\$ 12,096.00
#5 Shrub Installed #5 Deciduous Shrub Installed	60 ea	\$ 85.00	\$ 5,100.00
#1 Perennial Installed #1 Perennial Installed	80	\$ 30.00	\$ 2,400.00

Client Notes

- Bed Areas at Southshore Drive & E Indore Drive: 4,650 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44210
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 36,736.00
TOTAL	\$ 36,736.00
DEPOSIT AMOUNT (50.0%)	\$ 18,368.00
DUE DATE	05/01/2025

Signature

x

Date:

 Please sign here to accept the terms and conditions

Photos





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoredno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmonsweeler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 6: SS DR & DAVIES

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	2	\$ 500.00	\$ 1,000.00
Landscape Construction: Equipment: Dingo Dingo loader per day	2	\$ 250.00	\$ 500.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	120 Hr	\$ 65.00	\$ 7,800.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	10 Hr	\$ 80.00	\$ 800.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 1,000.00	\$ 1,000.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	3 ea	\$ 425.00	\$ 1,275.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	380 ea	\$ 0.50	\$ 190.00
Landscape Materials: Boulders: Granite boulders Granite boulders	1 ea	\$ 330.00	\$ 330.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	60 Ton	\$ 168.00	\$ 10,080.00
#5 Shrub Installed #5 Deciduous Shrub Installed	50 ea	\$ 85.00	\$ 4,250.00
#1 Perennial Installed #1 Perennial Installed	50	\$ 30.00	\$ 1,500.00

Client Notes

- Bed Areas at Southshore Drive & E Davies Drive: 3,850 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44211
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 30,225.00
TOTAL	\$ 30,225.00
DEPOSIT AMOUNT (50.0%)	\$ 15,112.50
DUE DATE	05/01/2025

Signature

x

Date:

Please sign here to accept the terms and conditions

Photos





Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremndno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmonswheler.com

Location

Aurora, CO 80016

SMD-2025 ROCK AREA 7: QUANTOCK PARK

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	1	\$ 500.00	\$ 500.00
Landscape Construction: Equipment: Dingo Dingo loader per day	1	\$ 250.00	\$ 250.00
General Labor: 2024 SOUTHSHORE General Labor General Landscape Labor	70 Hr	\$ 65.00	\$ 4,550.00
Irrigation Tech: 2024 SOUTHSHORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	6 Hr	\$ 80.00	\$ 480.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 750.00	\$ 750.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	2 ea	\$ 425.00	\$ 850.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	200 ea	\$ 0.50	\$ 100.00
Landscape Materials: Boulders: Granite boulders Granite boulders	1 ea	\$ 330.00	\$ 330.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	35 Ton	\$ 168.00	\$ 5,880.00
#5 Shrub Installed #5 Deciduous Shrub Installed	30 ea	\$ 85.00	\$ 2,550.00

Client Notes

- Bed Areas at Quantock Park: 2,000 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44212
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 17,740.00
TOTAL	\$ 17,740.00
DEPOSIT AMOUNT (50.0%)	\$ 8,870.00
DUE DATE	05/01/2025

Signature

x

Date:

 Please sign here to accept the terms and conditions

Photos





Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44213
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremndno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmons-wheeler.com

Location

E Southshore Pkwy
 Aurora, CO 80016

SMD-2025 ROCK AREA 8: RIDGE TRAIL N OF SS
 Net 30

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 1,500.00	\$ 1,500.00
Landscape Construction: Equipment: BobCat Bobcat Skidsteer	1	\$ 500.00	\$ 500.00
Landscape Construction: Equipment: Dingo Dingo loader per day	2	\$ 250.00	\$ 500.00
General Labor: 2024 SOUTHSORE General Labor General Landscape Labor	90 Hr	\$ 65.00	\$ 5,850.00
Irrigation Tech: 2024 SOUTHSORE Irrigation Tech: Adjustment and/or replacement of drip zones as necessary.	6 Hr	\$ 80.00	\$ 480.00
Misc. Materials IRR Drip valve, pipe, fittings, clamps, tubing, and emitters.	1	\$ 750.00	\$ 750.00
4' x 300' Landscape Fabric 4' x 300' Landscape Fabric	2 ea	\$ 425.00	\$ 850.00
Fabric/Sod Staple 4' x 1" Fabric/Sod Staple	270 ea	\$ 0.50	\$ 135.00
Landscape Materials: Boulders: Granite boulders Granite boulders	1 ea	\$ 330.00	\$ 330.00
Multi-Color Cobblestone 2"- 4" Multi-Color Cobblestone 2"-4"	45 Ton	\$ 168.00	\$ 7,560.00
#5 Shrub Installed #5 Deciduous Shrub Installed	35 ea	\$ 85.00	\$ 2,975.00

Client Notes

- Bed Areas at Ridge Trail north of Southshore Parkway: 2,700 square feet
- Remove existing wood mulch and replenish bed areas elsewhere on site.
 - Fill in missing plant material as noted.
 - Adjust irrigation as necessary.
 - Install new landscape fabric and pins.
 - Install new granite boulders and 2-4" multi-color cobblestone.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44213
 Created: 02/04/2025
 Date: 04/01/2025
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 21,430.00
TOTAL	\$ 21,430.00
DEPOSIT AMOUNT (50.0%)	\$ 10,715.00
DUE DATE	05/01/2025

Signature

x

Date:

 Please sign here to accept the terms and conditions



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #44214
 Created: 02/04/2025
 Date: 03/03/2025
 From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
 44 Cook Street, Suite 620
 Denver, CO 80206

southshoremno.21@bill.com; angel.duran@managementtrust.com; michele.rittgers@managementtrust.com; Lucinda@simmonswheler.com

Location

Aurora, CO 80016

SMD - SENAC FILTER PARTS

Terms
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
NS0000460862 Amiad 710103-002208 Bearing POM F/LID	2 ea	\$ 184.00	\$ 368.00
NS0000460860 Amiad 760107-000051 Round Wire Snap Ring	3 ea	\$ 64.00	\$ 192.00
NS0000460858 Amiad 700-101-000951 300 Micron Screen Assembly	1 ea	\$ 5,139.00	\$ 5,139.00
NS0000466733 Amiad 710105-001106 Course Screen Adaptor	1 ea	\$ 511.00	\$ 511.00
NS0000460848 Amiad 710105-001152 Service Cover	1 ea	\$ 364.00	\$ 364.00
AMD700194000023 Amiad seal kit	1 ea	\$ 613.00	\$ 613.00

Client Notes

Additional parts needed for Amiad filter System at the Boathouse. Labor to install already included in annual maintenance approved by the board.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 7,187.00
TOTAL	\$ 7,187.00
DEPOSIT AMOUNT (50.0%)	\$ 3,593.50
DUE DATE	04/02/2025

SSMD #2 2024/2025 UNDERDRAIN MAINTENANCE CONSTRUCTION UPDATE

Report Period: December 9, 2024 through February 5, 2025

- December 9th, On site meeting with QP services, Scott will be project manager and discussed plan for construction as permit was approved last week for construction within R.O.W. Plan to begin work Wednesday, 12/11/2024 and will update district regarding traffic plan and work areas. As of 12/9/24 QP has utility located at four manholes planned for construction and potholed (November 2024) to find the underdrain system along storm sewer per plans. Potholing was required in order to locate underdrain system before removing asphalt in the roadway to minimize cost of removal (refer to pay app #6).
- Construction of manhole #1 started 12/11/2024 with mobilization on site and saw cutting asphalt in 12x11' cut. Construction of manhole number one began 12/12 as we broke ground removing dirt and asphalt in cul-de-sac location in S. Riverwood Way (see exhibit for manholes). After removing top lift of asphalt, we exposed the existing clean-out system which was paved over and not capped meaning asphalt had entered the line. Dug to roughly 14 feet and found the underdrain, exploratory work had to follow in order to find the tee which the three lines conjoin. Old system installed was not properly installed, eliminated 90-degree bends in order to get further CCTV distance. Tee was found 6 feet over from cleanout and required additional cut in road to relocate to manhole cleanout we are installing. Manhole base poured 12/16, barrels installed / flow filled 12/17 per city of Aurora inspectors regards, & asphalt roadway patched on 12/20. QP demobilized for holidays and would return after new year's weather permitted. CCTV crew camera'd manhole #1 12/18/2024 (refer to sheet #3) to establish underdrain conditions.
- QP Mobilized 1/9/25 and would begin installation of the second manhole located at S. Riverwood Way & E. Briarwood Circle intersection. QP sawcut 8x11' hole on 1/10/25 and dug down to roughly 14.5 feet to locate existing cleanout which was filled in with asphalt and not properly capped to avoid damage. Manhole base poured on 1/13/25, barrels and flow fill installed on 1/14/25, and asphalt patched back in roadway. CCTV crew camera'd manhole #2 1/14/2025 (refer to sheet #4) to establish underdrain conditions.
- QP moved up the road to install our third underdrain manhole located at S. Riverwood Way & E. Briarwood Circle intersection (STA 13+00) next to existing sanitary manhole. Excavation / saw cutting occurred 1/15/2025 and found existing underdrain cleanout which was buried and filled in with asphalt / not capped. Manhole base poured 1/17/2025 and barrels / flow fill installed 1/18/2025, asphalt patching was completed later on 2/4/2025 due to weather conditions. CCTV crew camera'd manhole #3 1/27/2025 (refer to sheet #5) to establish underdrain conditions.
- QP arrived at fourth manhole location on 1/27/2025 to begin asphalt removal and ensure we located / preserved the existing cleanout for further proof of damaged cleanout systems due to asphalt paving. Had our meeting also 1/27 afternoon to establish this would be the final manhole moving forward as budget permitted from communication from Rocky (JR) & Kevin (District). QP began excavating hole 1/28/25 and reached roughly 14 feet deep and had exposed the existing cleanout (see photo). They exposed the underdrain which was at 16.5 feet deep which is too deep for the excavator to reach, will require potholing, pothole truck arrived 1/29/2025 and exposed the underdrain which allowed them to expose the tee also. 1/31/25 QP poured manhole base, 2/3/25 QP installed manhole barrels & flow filled, & asphalt patched the roadway 2/4/2025. CCTV crew camera'd manhole #4 2/4/25 (refer to sheet #6) to establish underdrain conditions.

- Meeting with QP Services 2/6/2025 regarding pay applications to ensure we had correct costs associated with work performed and to ensure back log of work performed was kept. Pay Applications #6 & #7 were submitted week of 2/10/2025 to District for payment and would cover cost of all work performed through 1/1/2025.

Budget Summary (through pay application #7 work completed 1/1/2025):

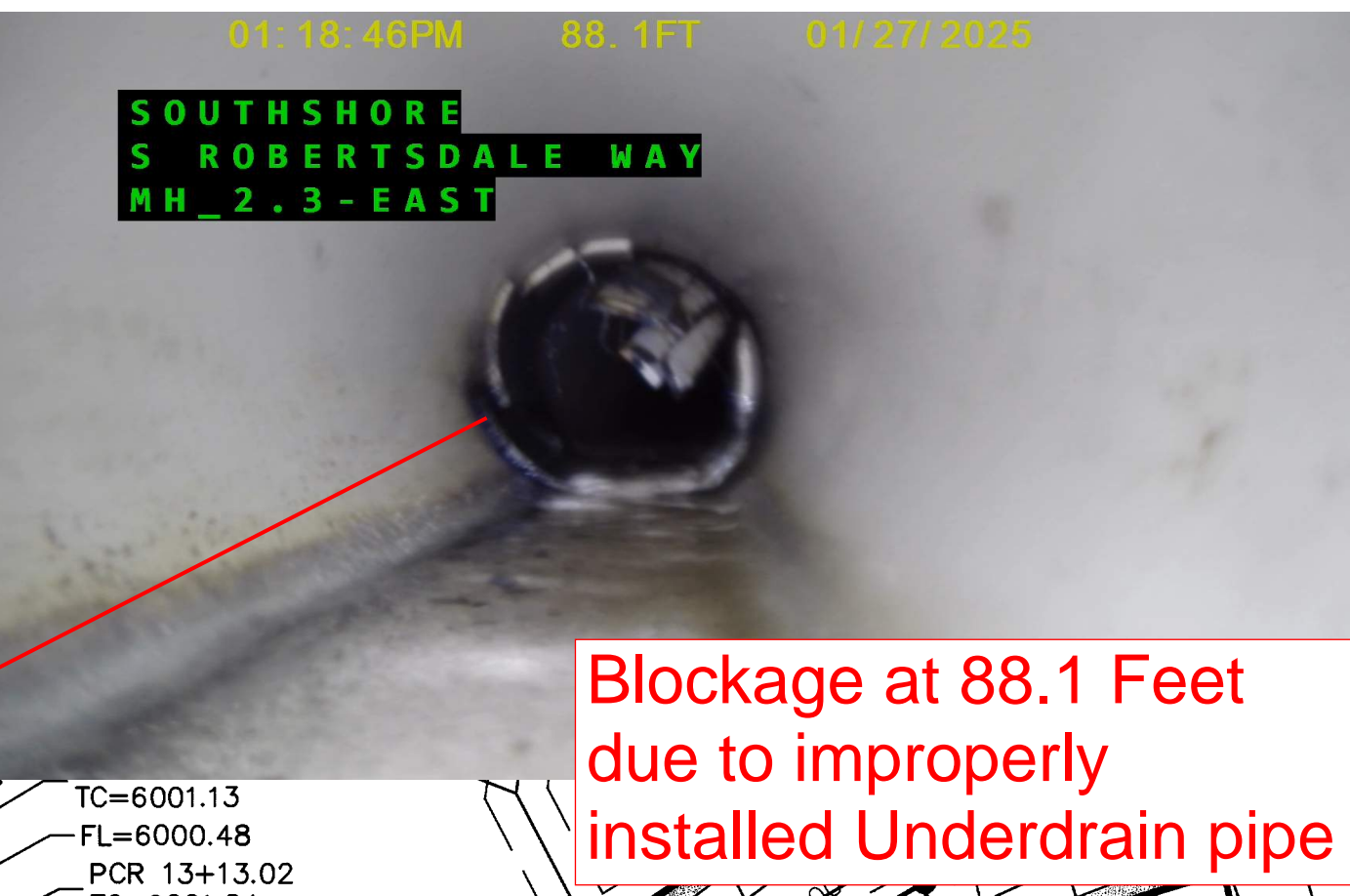
Original Contract Billed Out (2023)	Approved 2024 Budget	Pending COs	Totals	Balance Paid
\$24,838.44	\$500,000.00	\$0	\$524,838.44	\$200,045.96

205/142

FL CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	15.00	23.56
C12	90°00'00"	15.00	23.56
C13	58°21'15"	233.00	237.30
C14	58°21'15"	267.00	271.93
C15	22°26'19"	317.00	124.15
C16	45°11'08"	283.00	223.18
C17	84°48'56"	15.00	22.20
C18	84°48'56"	15.00	22.20
C19	12°22'41"	317.00	68.48
C20	25°12'25"	233.00	102.51
C21	25°12'25"	267.00	117.47

CL CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	58°21'15"	250.00	254.62
C4	45°11'08"	300.00	236.59
C5	25°12'25"	250.00	109.99

BENCHMARK:
CITY OF AURORA SH-100: 3" DIA
A 30" LONG STEEL PIPE IN CONC
NORTH-SOUTH SECTION LINE FEN
MONUMENT BEING IN THE NORTH
LEFT FOR SMOKY HILL ROAD JU
LEFT AND APPROXIMATELY 1 MILE
ROAD. REVISION: 01-03-01, ELEV



Camera reached 189 Feet (camera was blurry due to sediment build up)

Manhole 3 Installed Location

- NOTES:**
- ALL STATIONING IS ON CENTERLINE UNLESS OTHERWISE NOTED
 - ALL ELEVATIONS ARE TOP OF CURB (OR BACK OF WALK) UNLESS OTHERWISE NOTED.
 - REFER TO THE CITY OF AURORA STANDARDS AND SPECIFICATIONS REGARDING THE CONSTRUCTION OF ALL PUBLIC ROADWAY AND UTILITY IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE STANDARDS AND SPECIFICATIONS PRIOR TO CONSTRUCTION, AND KEEPING THE STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
 - SEE SHEET 3 FOR ROAD SECTIONS & STANDARD LEGEND.
 - CONTRACTOR TO MAINTAIN A MINIMUM OF 0.5% AT THE FLOWLINE INTO INLET.
 - ALL STORM PUBLIC EXCEPT AS INDICATED.
 - ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHER-WISE NOTED ON PLANS.
 - CORES SHOWING ADEQUACY OF PAVEMENT IN ACCORDANCE WITH AN APPROVED SOILS REPORT AND PAVEMENT DESIGN ARE REQUIRED PRIOR TO ISSUANCE OF STREET PERMITS. IF THE DEVELOPER CANNOT PROVE ADEQUACY HE SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING PAVEMENT AND REPLACEMENT WITH THE PROPERLY DESIGNED PAVEMENT. ANY CONSTRUCTION BEYOND CENTERLINE OF THE STREET IN ORDER TO MATCH EXISTING GRADES AND TO MAKE A SAFE, DRIVABLE SURFACE WILL ALSO BE THE DEVELOPERS RESPONSIBILITY.
 - UNDERDRAIN SIZE TO BE DETERMINED BY GEOTECHNICAL ENGINEER AND SHALL BE CONSIDERED PRIVATE.
 - CROSSPANS ARE 8' WIDE UNLESS OTHERWISE NOTED. UTILIZE TYPE 1 CROSSPANS S4.1.

Approved One Year From This Date

7-27-05

Approved for Curb-Gutter Only

Approved for Street Permits

WEM 7/16/05

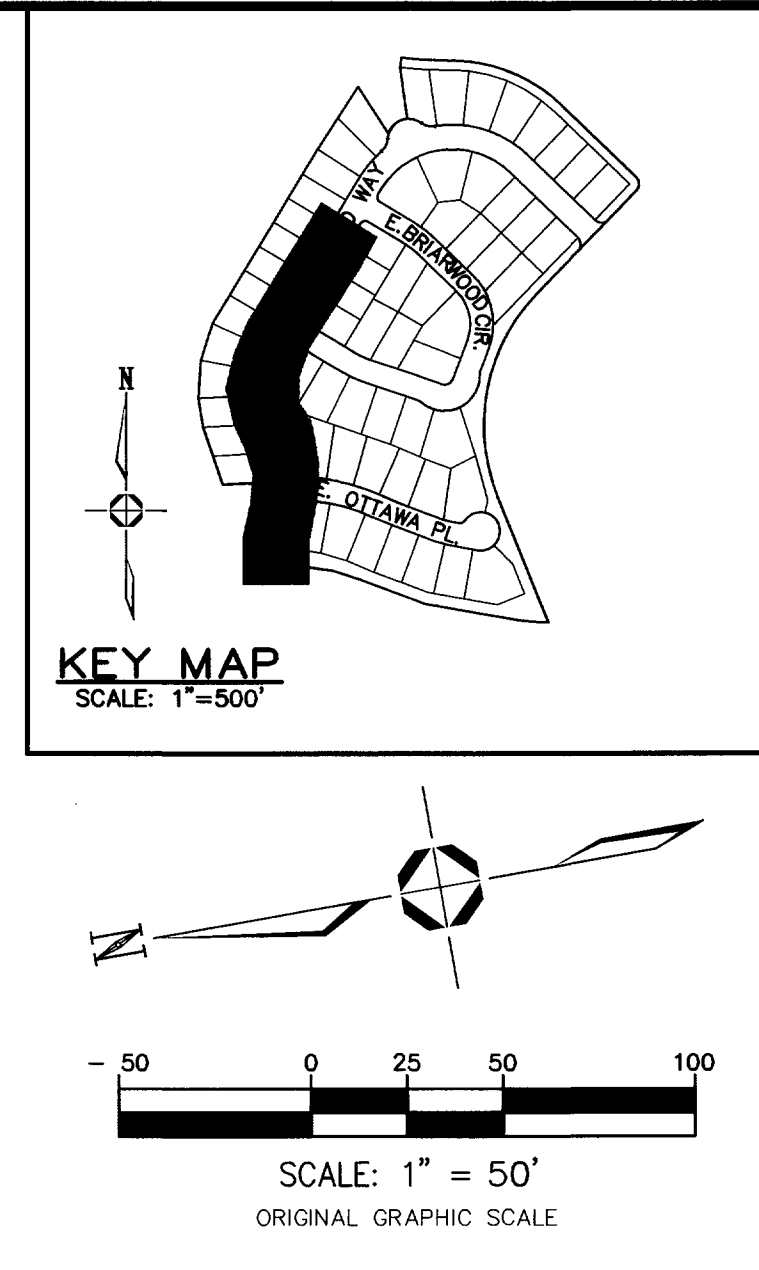
Initials Date

City Engineer

7-14-05

Utilities Department

Approved Pavement Sections: S. Riverwood Way 6" AC on 4" base + 11" base

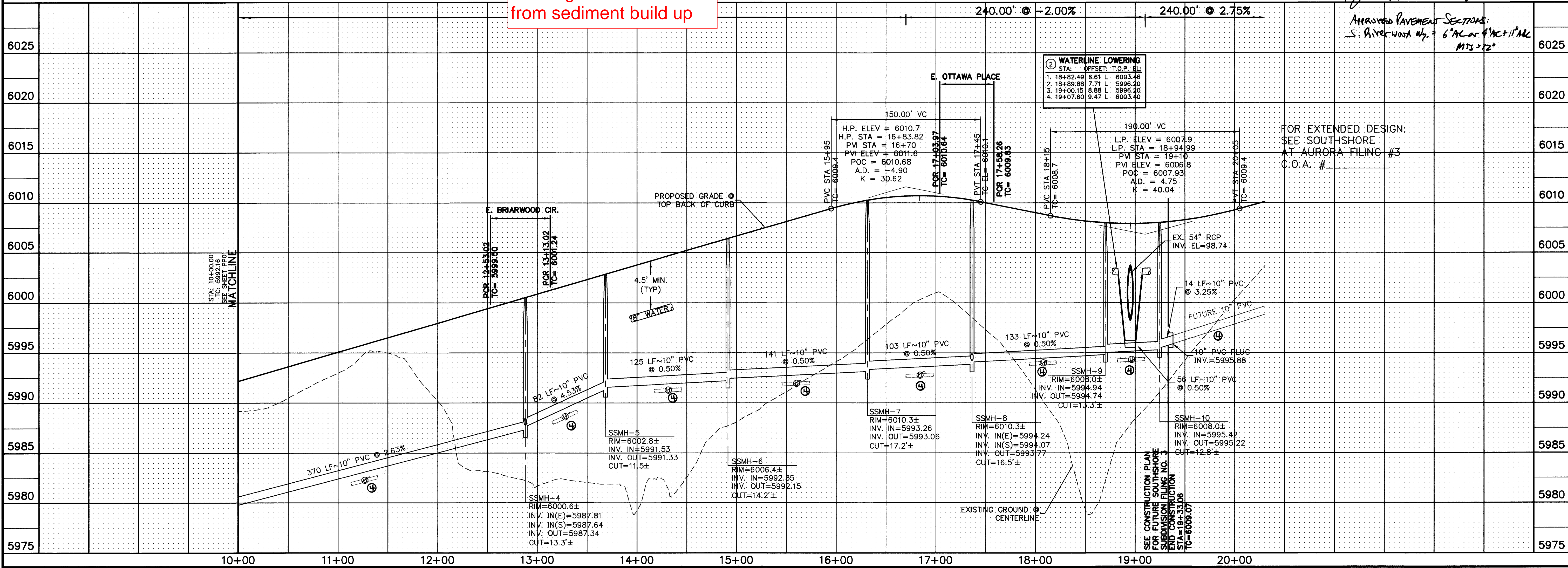


Record Documents

ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "AS" INDICATES INFORMATION IS SHOWN ONLY FOR THE "AS" OR "AS-BUILT" CONSTRUCTION CONDITIONS SHOULD NOT BE ASSUMED.

DATE	DATE	DATE
DATE	DATE	DATE

FOR AND ON BEHALF OF CARROLL & LANGE, INC.



Carroll & Lange

Professional Engineers & Land Surveyors
136 South Union Blvd., Suite 136
Aurora, Colorado 80026
(303) 980-0200

SOUTHSHORE AT AURORA
FILING NO. 2

S. RIVERWOOD WAY
PLAN & PROFILE

Project: Title:

Scale: HORIZ. 1" = 50'
VERT. 1" = 5'

Date: 10/01/04

Job No. 2929

File No. 2929-PP02

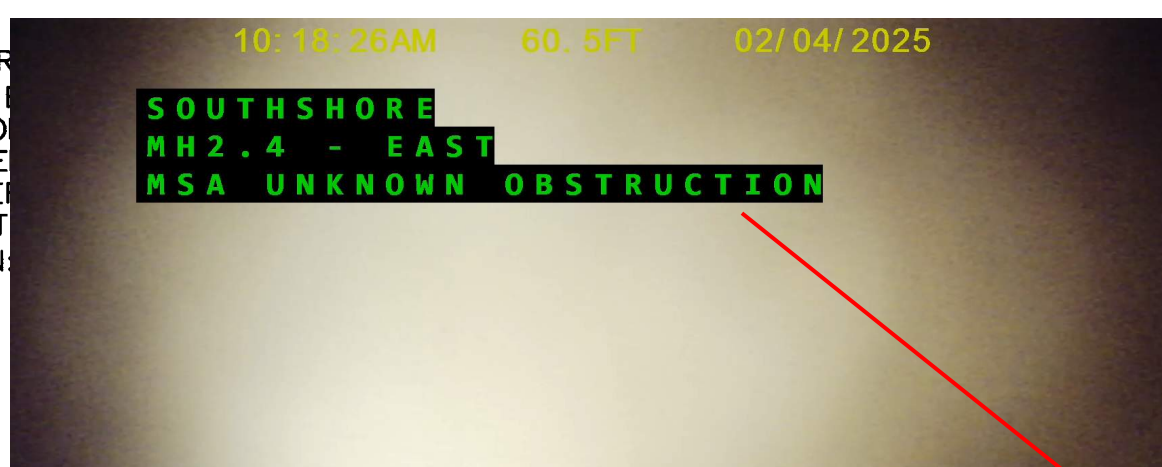
Sheet 9 of 14

205/429

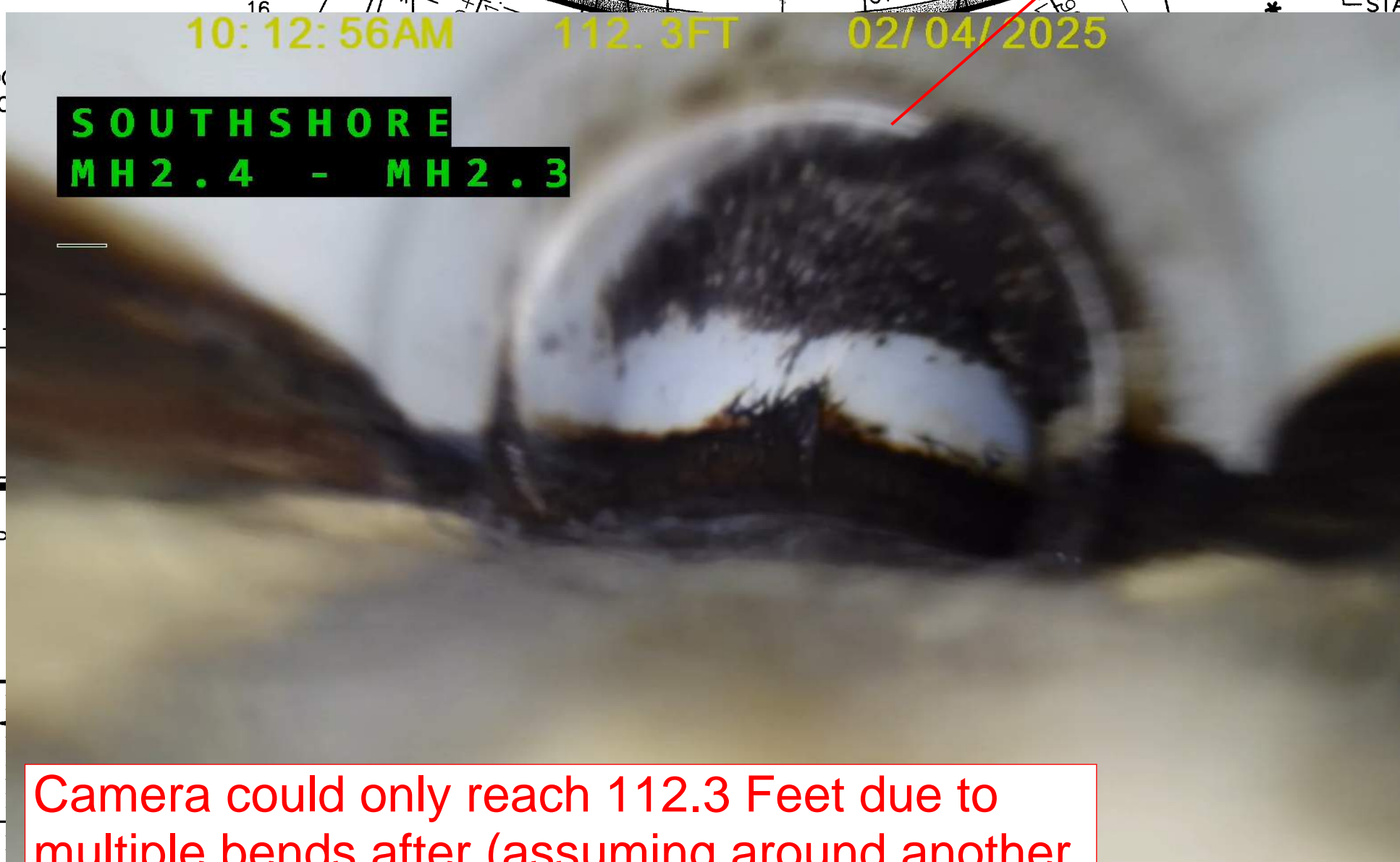
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	15.00	23.56
C12	90°00'00"	15.00	23.56
C13	58°21'15"	233.00	237.30
C14	58°21'15"	267.00	271.93
C15	22°26'19"	317.00	124.15
C16	45°11'08"	283.00	223.18
C17	84°48'56"	15.00	22.20
C18	84°48'56"	15.00	22.20
C19	12°22'41"	317.00	68.48
C20	25°12'25"	233.00	102.51
C21	25°12'25"	267.00	117.47

CURVE	DELTA	RADIUS	LENGTH
C3	58°21'15"	250.00	254.62
C4	45°11'08"	300.00	236.59
C5	25°12'25"	250.00	109.99

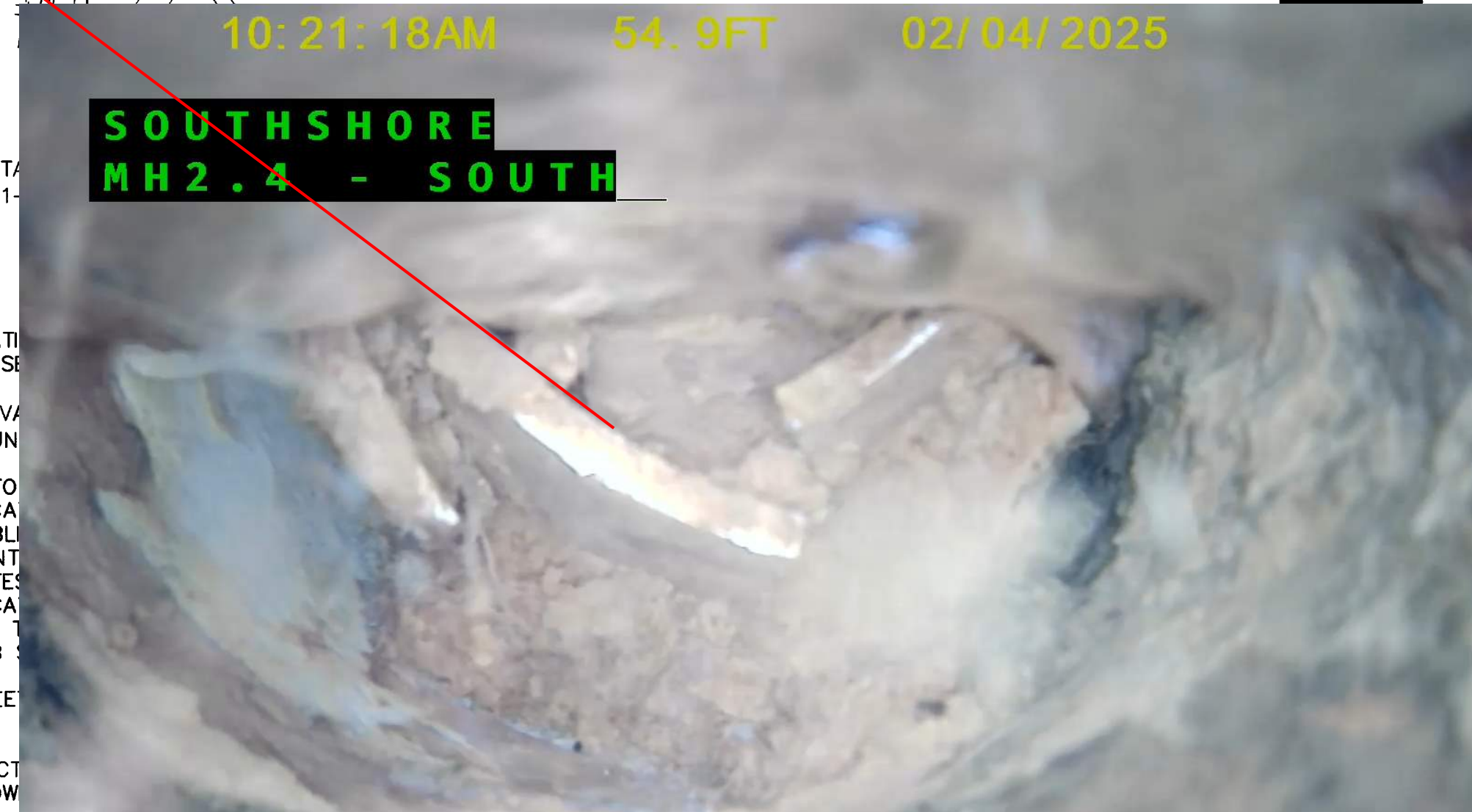
BENCHMARK:
CITY OF AURORA SH-100: 3" DIAMETER
A 30' LONG STEEL PIPE IN CONCRETE
NORTH-SOUTH SECTION LINE FENCE NO
MONUMENT BEING IN THE NORTH EAST
FENCE FOR SMOKY HILL ROAD JUST BE
LEFT AND APPROXIMATELY 1 MILE EAST
ROAD. REVISION: 01--03--01, ELEVATION



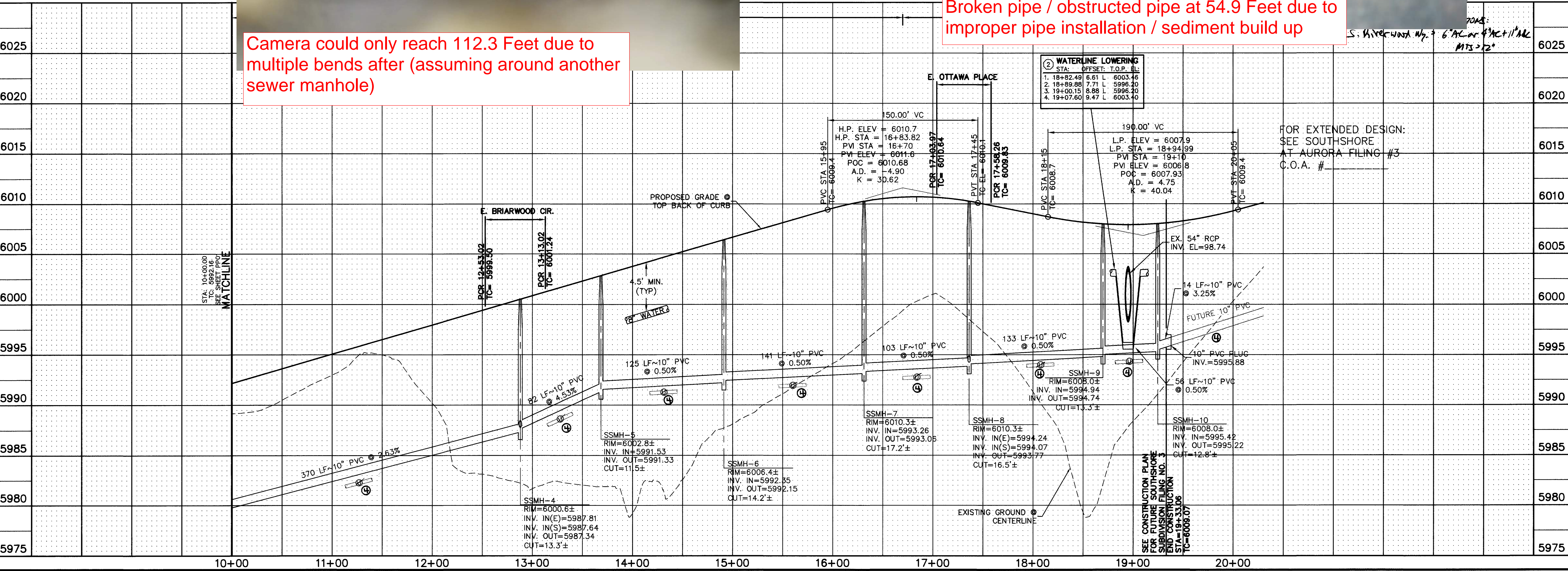
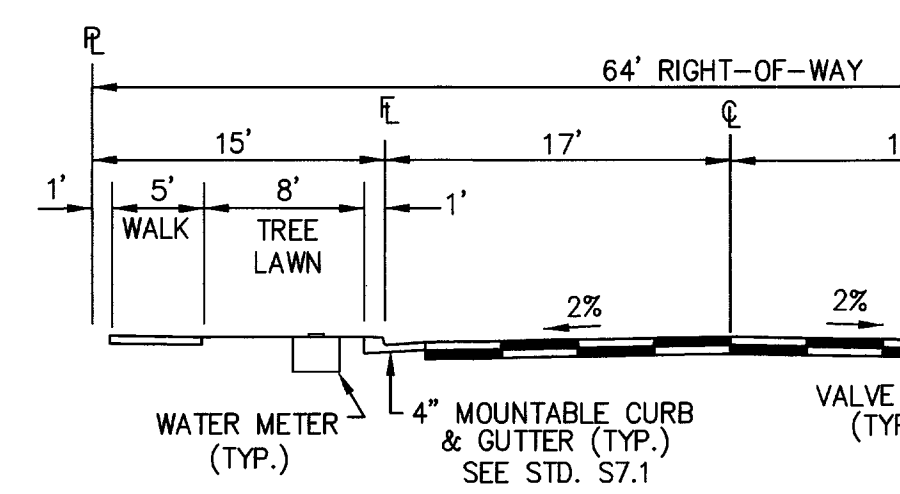
Unknown obstruction at 60.5 Feet



Camera could only reach 112.3 Feet due to multiple bends after (assuming around another sewer manhole)



Broken pipe / obstructed pipe at 54.9 Feet due to improper pipe installation / sediment build up



Record Documents

ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "AD" INDICATES INFORMATION FROM AURORA. "AS" INDICATES INFORMATION FROM THE "AS" OR "AS-BUILT" CONSTRUCTION CONDITIONS SHOULD NOT BE ASSUMED.

Carroll & Lange
Professional Engineers & Land Surveyors
150 South Union Blvd., Suite 136
Aurora, Colorado 80026
(303) 980-0200

SOUTHSHORE AT AURORA FILING NO. 2
S. RIVERWOOD WAY PLAN & PROFILE

Project: Title:
Scale: HORIZ. 1" = 50'
VERT. 1" = 5'
Date: 10/01/04
Job No. 2929
File No. 2929-PP02
Sheet 9 of 14

FOR AND ON BEHALF OF CARROLL & LANGE, INC.

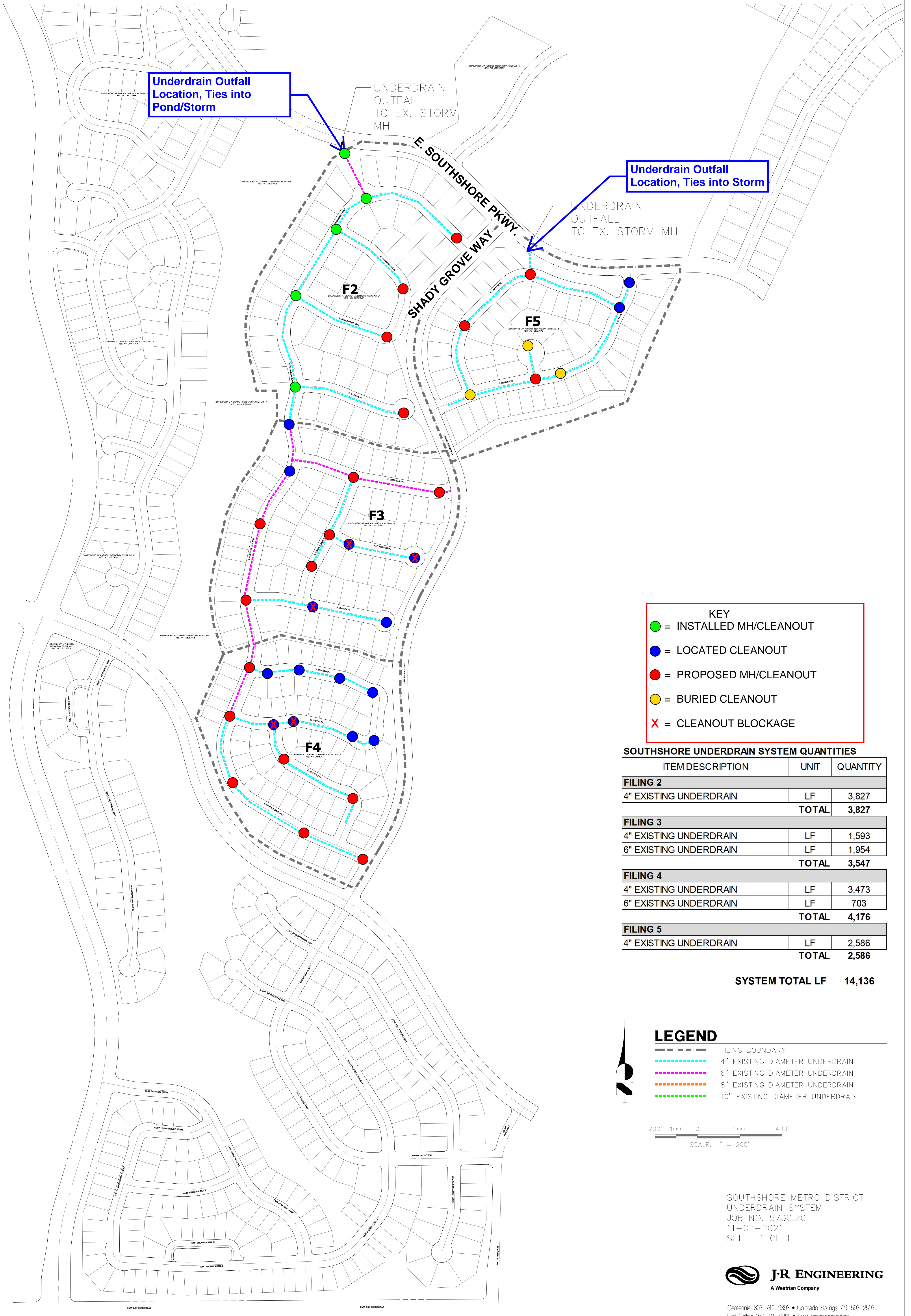
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 7-27-05

APPROVED FOR STREET PERMITS: [Signature]
DATE: 7-14-05

SOUTHSHORE METROPOLITAN DISTRICT

AURORA, CO

UNDERDRAIN SYSTEM



KEY	
●	= INSTALLED MH/CLEANOUT
●	= LOCATED CLEANOUT
●	= PROPOSED MH/CLEANOUT
●	= BURIED CLEANOUT
X	= CLEANOUT BLOCKAGE

SOUTHSHORE UNDERDRAIN SYSTEM QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY
FILING 2		
4" EXISTING UNDERDRAIN	LF	3,827
		TOTAL 3,827
FILING 3		
4" EXISTING UNDERDRAIN	LF	1,593
6" EXISTING UNDERDRAIN	LF	1,954
		TOTAL 3,547
FILING 4		
4" EXISTING UNDERDRAIN	LF	3,473
6" EXISTING UNDERDRAIN	LF	703
		TOTAL 4,176
FILING 5		
4" EXISTING UNDERDRAIN	LF	2,586
		TOTAL 2,586
SYSTEM TOTAL LF		14,136

LEGEND	
	FILING BOUNDARY
	4" EXISTING DIAMETER UNDERDRAIN
	6" EXISTING DIAMETER UNDERDRAIN
	8" EXISTING DIAMETER UNDERDRAIN
	10" EXISTING DIAMETER UNDERDRAIN

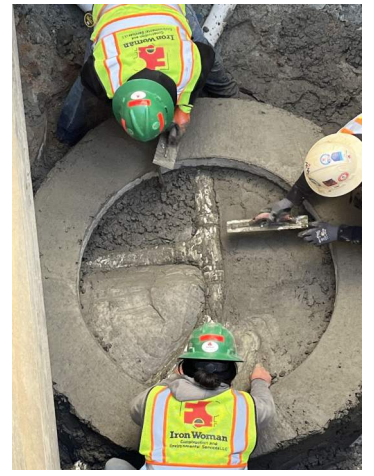
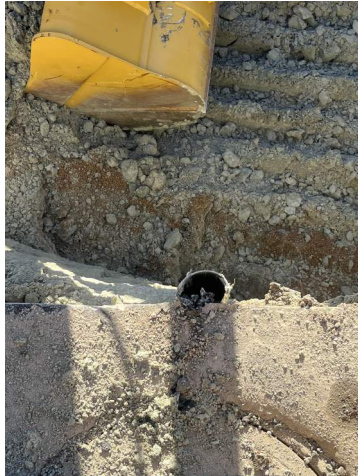


SOUTHSHORE METRO DISTRICT
 UNDERDRAIN SYSTEM
 JOB NO. 5730.20
 11-02-2021
 SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

Manhole #1 Installation



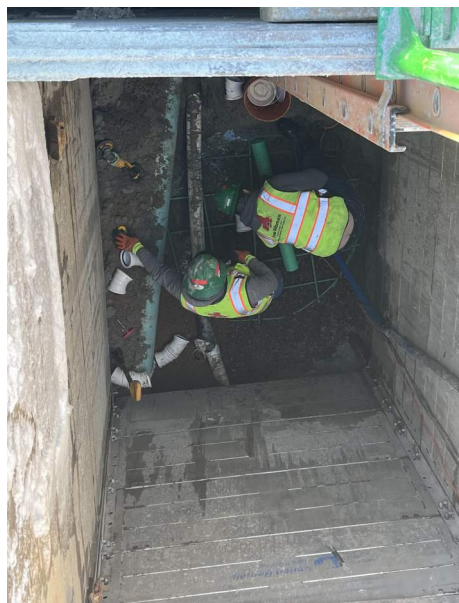
Manhole #2 Installation



Manhole #3 Installation



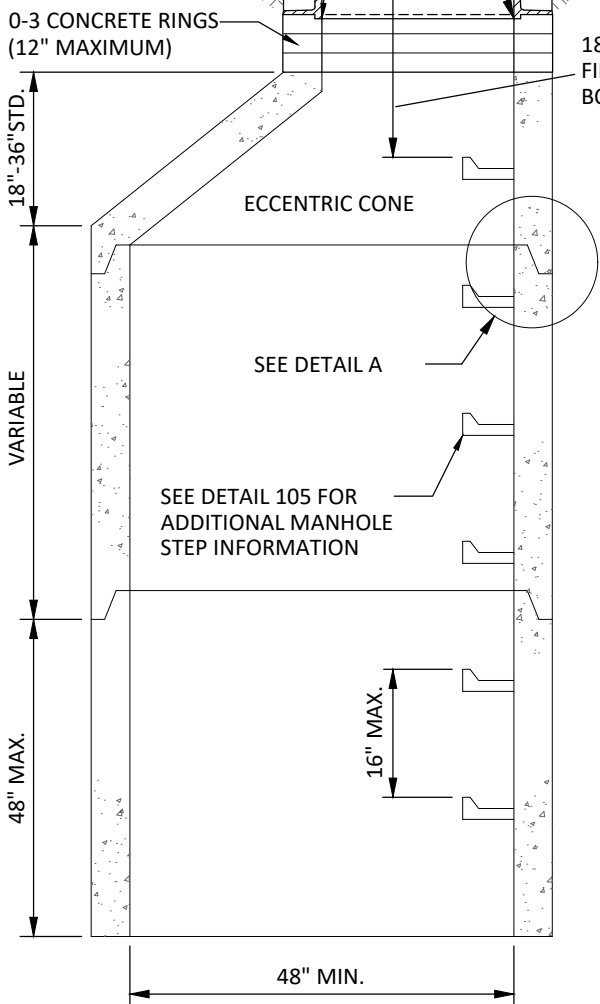
Manhole #4 Installation



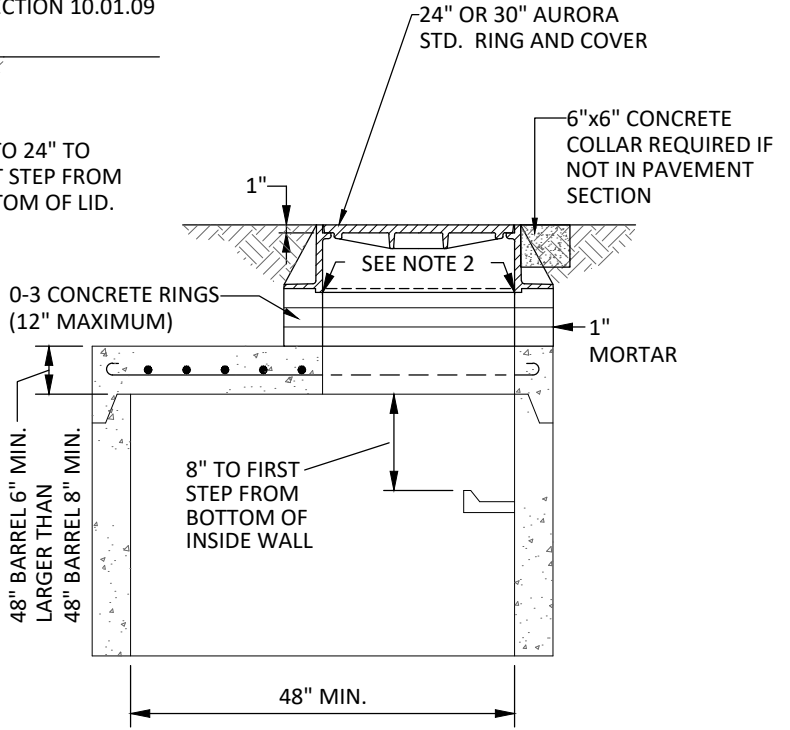
STANDARD

PRECAST MANHOLES ASTM C478

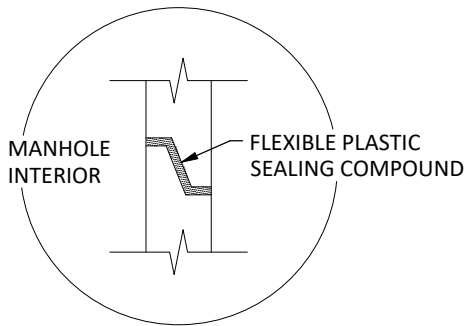
DEPRESS RING $\frac{1}{8}$ " - $\frac{1}{2}$ " BELOW ADJACENT FINISHED STREET GRADE
 SEE NOTE 2
 24" OR 30" AURORA STD. RING AND COVER SEE SECTION 10.01.09



**MANHOLE SECTION
WITH ECCENTRIC CONE TOP**



**MANHOLE SECTION
WITH FLAT TOP**
(DEPTH LESS THAN 6.5 FEET)



DETAIL A

NOTES

1. FLEXIBLE PLASTIC SEALING COMPOUND BETWEEN RING AND CONE OR FLAT LID, OR CONCRETE RING.
2. MINIMUM OF 3 INCHES CLEARANCE BETWEEN ANY PIPE PENETRATION AND THE ECCENTRIC CONE SECTION OR FLAT LID.
3. SEE SECTION 10.01.09 FOR FRAME AND COVER SIZING
4. DEPRESS RING $\frac{1}{8}$ " TO $\frac{1}{2}$ " BELOW ADJACENT FINISH STREET GRADE.



N:\PWD\DRAWING\STANDARD\UTIL-STD\2024 UPDATES\101-1.DWG

Chou Wo
 AURORA WATER

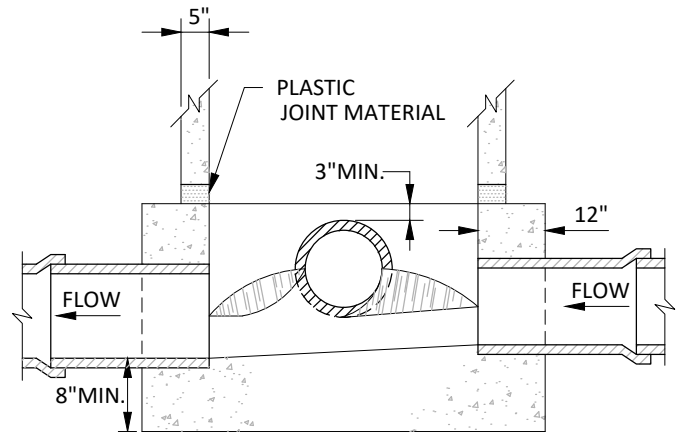
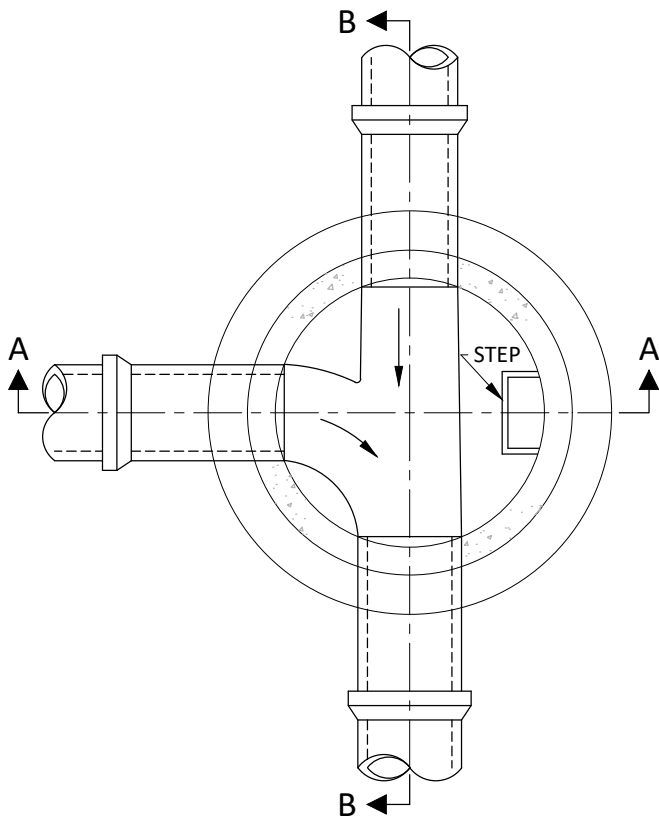
01/17/2024
 DATE

STANDARD MANHOLES

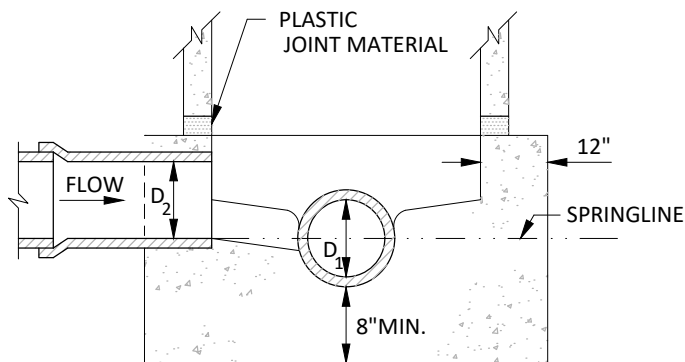
1 of 6

101-1

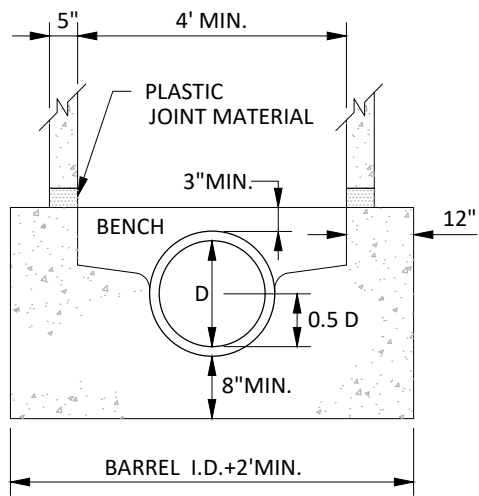
STANDARD



SECTION B-B



SECTION A-A



MONOLITHIC BASE

NOTES:

1. STRAIGHT PIPE SECTIONS MAY BE LAID THROUGH THE MANHOLE WITH CROWN REMOVED.
2. UNIFORM PIPE SIZE SECTION NOT LAID THROUGH THE MANHOLE SHALL DROP A MIN. OF 0.2 FEET.
3. BENCHES SHALL SLOPE 1 INCH/FT.
4. THE OUTSIDE WALLS SHALL BE FORMED TO THE DESIGNED SHAPE.

5. THE TOP OF THE BASE SHALL BE LEVEL IN ALL CASES.
6. PRECAST MANHOLE BASES SHALL HAVE A 6" COMPACTED LAYER OF $\frac{3}{4}$ " COARSE AGGREGATE (#67).
7. GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN NATIVE SOIL AND COARSE AGGREGATE.



N:\PWD\DRAWING\STANDARD\UTIL-STD\2024 UPDATES\101-2.DWG

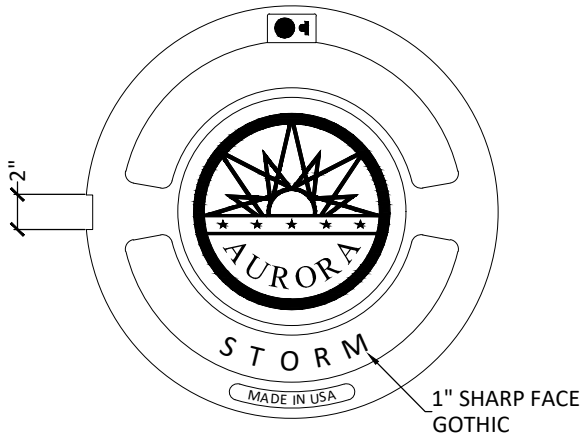
Chou Wo
AURORA WATER

01/17/2024
DATE

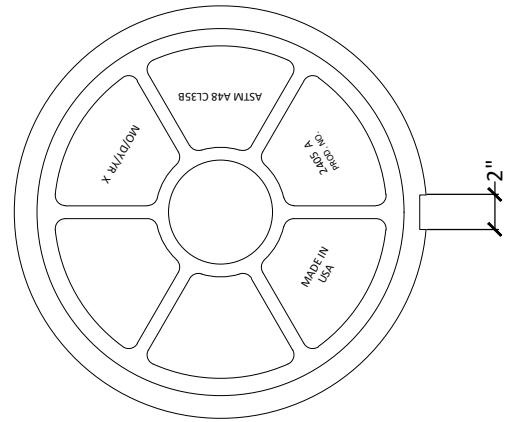
MANHOLE BASE DETAIL

2 of 6
101-2

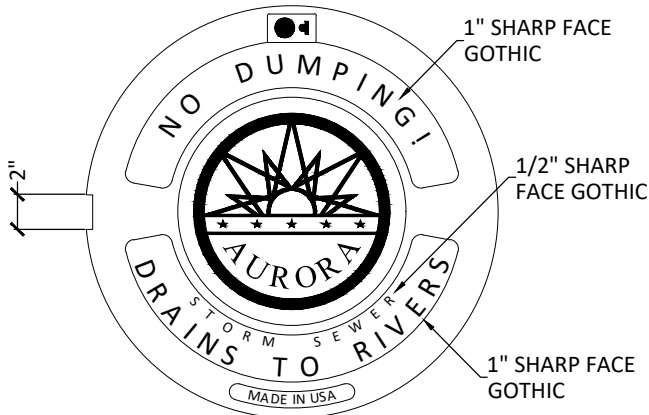
STANDARD



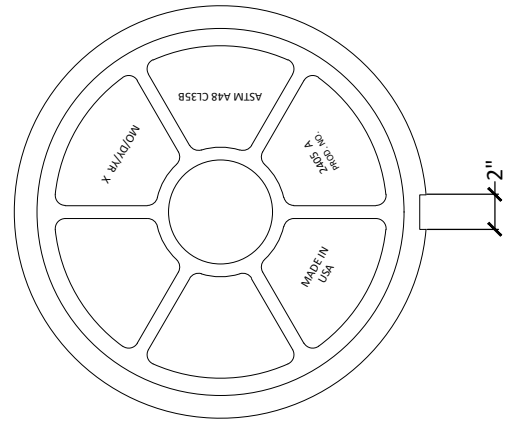
PLAN VIEW OF COVER



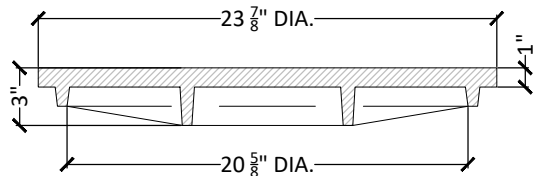
BOTTOM VIEW OF COVER



PLAN VIEW OF COVER



BOTTOM VIEW OF COVER



COVER SECTION



PICKSLOT DETAIL

NOTES:

1. A.S.T.M. DESIGNATION A-48-83 CLASS 25B (UNPAINTED).
2. ALL BEARING SURFACES TO BE MACHINED.
3. LETTERING ON COVER AS REQUIRED (WATER, SANITARY, OR STORM).
4. AURORA STANDARD-NEENAH R-1741, OR EQUAL, TOTAL MINIMUM WEIGHT APPROXIMATELY 350 LBS, MINIMUM FRAME WEIGHT -170 LBS, MINIMUM LID WEIGHT-180 LBS.
5. LIFTING NOTCH SHALL NOT EXTEND PAST INSIDE FACE OF RING SEAT.
6. SEE SECTION 10.00 FOR SPECIFICATIONS.
7. CITY OF AURORA LABELING IS NOT TO BE INCLUDED ON PRIVATE INFRASTRUCTURE.



N:\P\DWG\STANDARD\UTIL-STD\2024 UPDATES\102-2.DWG

Chou Wo
AURORA WATER

01/17/2024
DATE

24" STORM MANHOLE or
INLET RING & COVER

2 of 4
102-2

MHT for: QP Services
Location: 6755-6725
S Robertsdale Wy.
Aurora, Co. 80016

Contact: John Fieldhauser
Project Manager
Mobile: 720-822-8546

Job/Po#QPS-000581

Date:
09/11/24



MHT#4

Not To Scale:

Drawn by: Paul Moberly
 ATSSA Cert.# 3672



- Summary Of Devices:**
- 6 - 48" Road Work Ahead
 - 1 - 48" Road Closed Ahead
 - 2 - 48" Detour Ahead
 - 2 - Type 3 W/ Road Closed
 - 2 - Type 3 Plain
 - 2 - Type 3 W/RCTTT 1-DET L,1-DET R
 - 3 - Detour Right on Vertical Panel
 - 5 - Detour Left on Vertical Panel
 - 4 - No Parking ATTAZ

NOTE: CREW WILL CONTROL ACCESS TO LOCAL RESIDENT TRAFFIC

WORK AREA



MHT for: QP Services
Location: 6725-6783
S Robertsdale Wy.
Aurora, Co. 80016
Contact: John Fieldhauser
Project Manager
Mobile: 720-822-8546
Job/Po#QPS-000581
Date:
09/11/24



MHT#2
 Not To Scale:
 Drawn by: Paul Moberly
 ATSSA Cert.# 3672



- Summary Of Devices:**
- 6 - 48" Road Work Ahead
 - 1 - 48" Road Closed Ahead
 - 2 - 48" Detour Ahead
 - 2 - Type 3 W/ Road Closed
 - 2 - Type 3 Plain
 - 2 - Type 3 W/RCTTT 1-DET L,1-DET R
 - 4 - Detour Right on Vertical Panel
 - 4 - Detour Left on Vertical Panel
 - 4 - No Parking ATTAAZ

NOTE: CREW WILL CONTROL ACCESS TO LOCAL RESIDENT TRAFFIC

WORK AREA



MHT for: QP Services
Location: 6725-6783
S Robertsdale Wy.
Aurora, Co. 80016
Contact: John Fieldhauser
Project Manager
Mobile: 720-822-8546
Job/Po#QPS-000581
Date:
09/11/24



MHT#3
 Not To Scale:
 Drawn by: Paul Moberly
 ATSSA Cert.# 3672

NOTE: CREW WILL CONTROL ACCESS TO LOCAL RESIDENT TRAFFIC



- Summary Of Devices:**
- 6 - 48" Road Work Ahead
 - 1 - 48" Road Closed Ahead
 - 2 - 48" Detour Ahead
 - 2 - Type 3 W/ Road Closed
 - 2 - Type 3 Plain
 - 2 - Type 3 W/RCTTT 1-DET L,1-DET R
 - 5 - Detour Right on Vertical Panel
 - 3 - Detour Left on Vertical Panel
 - 4 - No Parking ATTAZ



WORK AREA

Anchor Point Park

MHT for: QP Services
Location: S Robertsdale Wy & E Costilla Dr
Contact: John Fieldhauser
Project Manager
Mobile: 720-822-8546

Job/Po#QPS-000581

Date:
09/11/24

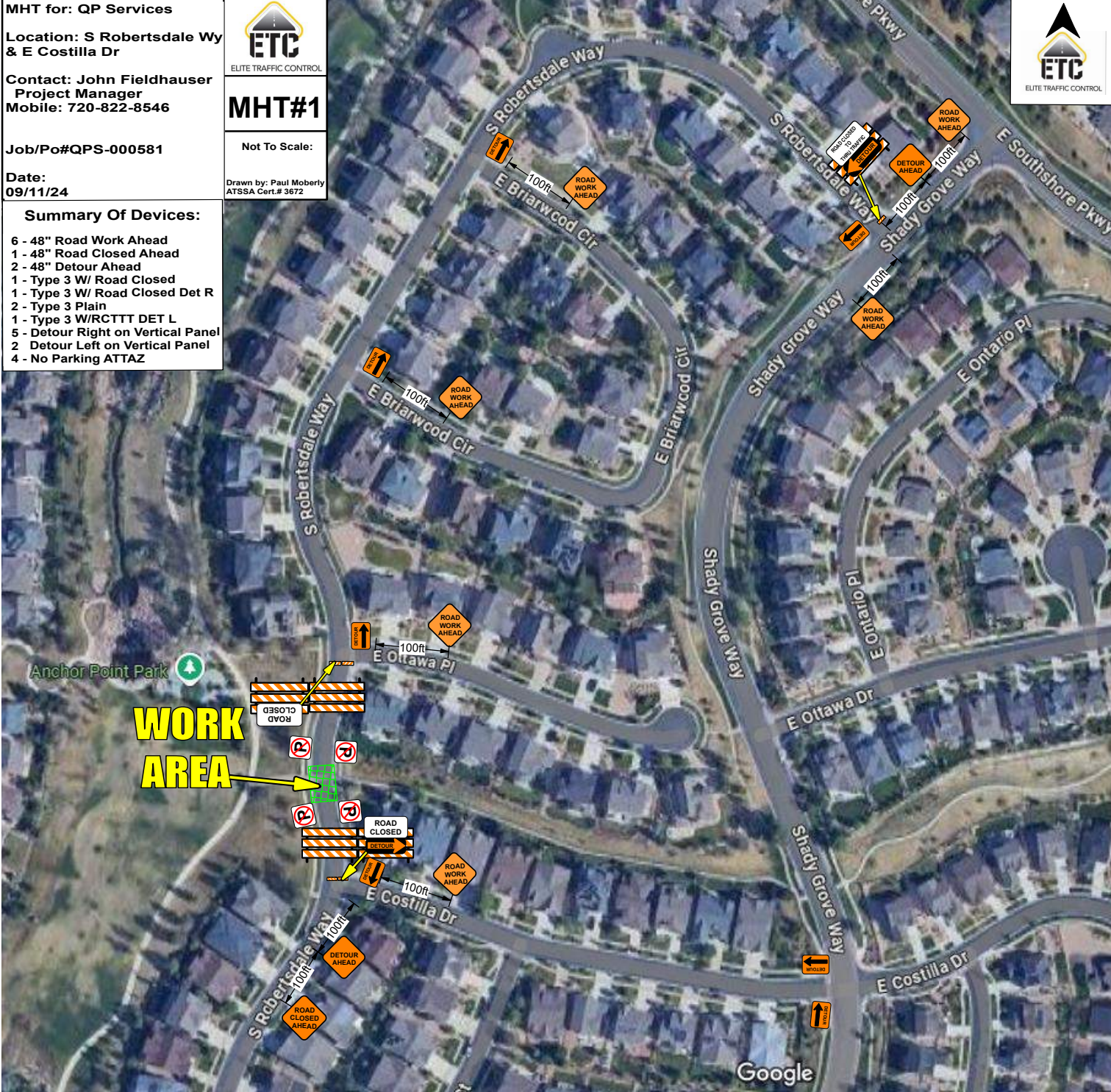


MHT#1

Not To Scale:

Drawn by: Paul Moberly
 ATSSA Cert.# 3672

- Summary Of Devices:**
- 6 - 48" Road Work Ahead
 - 1 - 48" Road Closed Ahead
 - 2 - 48" Detour Ahead
 - 1 - Type 3 W/ Road Closed
 - 1 - Type 3 W/ Road Closed Det R
 - 2 - Type 3 Plain
 - 1 - Type 3 W/RCTTT DET L
 - 5 - Detour Right on Vertical Panel
 - 2 - Detour Left on Vertical Panel
 - 4 - No Parking ATTAZ

Sidewalk Easement

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

The undersigned owner(s), hereinafter referred to as “Grantor”, hereby acknowledge(s) receipt from THE CITY OF AURORA, COLORADO, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the sum of one dollar(s) (\$1.00) and other good and valuable consideration, and in consideration of which said Grantor hereby grants unto said Grantee, its successors and assigns, an easement for non-exclusive sidewalk purposes, and to be used as a public thoroughfare, together with the right, privilege, and authority to control, construct, reconstruct, and maintain its sidewalk, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said sidewalk, in, over, on, upon, through, along and across the following parcel(s) of land situate in the County of Arapahoe, State of Colorado, to wit:

See Exhibit A wherein the description is more fully set forth. Said Exhibit A is attached hereto and incorporated herein by reference (“Premises”).

Grantor together confers the right of ingress and egress over said Premises, to survey, construct, reconstruct, modify, repair, replace, maintain, control, and use said sidewalk(s) and to remove objects or structures therefrom, except the Grantee shall not interfere with any structures existing in any previously dedicated portion of the above-described easement.

Grantor reserves the right to use the Premises so long as such uses do not interfere with the continued use, maintenance and repair of, or cause damage to or otherwise endanger any of the facilities constructed by Grantee or existing within the Premises and allows for Grantee’s full enjoyment of the rights and privileges herein granted.

It is understood and agreed that the easement and rights herein granted are non-exclusive and are subject to existing easements and rights-of-way previously granted.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

Signed and delivered this 20th day of January, A.D. 2024

SOUTHSHORE METROPOLITAN DISTRICT

By:

RZ

Print Name: Ryan Zent

Title: President

STATE OF COLORADO

CITY AND
COUNTY OF DENVER

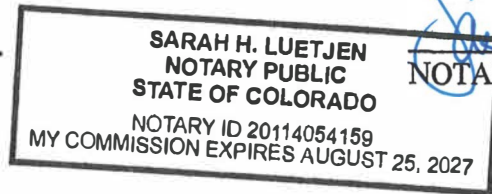
The above and foregoing instrument was subscribed and sworn to before me this 20th day of January ~~December~~, 2024, ~~2025~~ by Ryan Zent President for SOUTHSHORE METROPOLITAN DISTRICT

My Commission expires:

8.25.2027

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC



APPROVED AS TO FORM:

Michelle Gardner
Michelle Gardner, Assistant City Attorney

REVIEWED BY:

Hector Reynoso, Public Works Real Property Services
Project Engineer [Signature]

EXHIBIT A

A parcel of land situated in the SW 1/4 of Section 28, Township 5 South, Range 65 West of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, being a part of Tract A, Southshore at Aurora Subdivision Filing No. 13, the plat of said subdivision being recorded on August 7, 2015, at Rec. No. D5088714 in the office of the Arapahoe County Clerk and Recorder, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 28 (from whence the SW corner of said section bears $S00^{\circ}25'48''W$, a distance of 2646.46 feet);

Thence $S61^{\circ}25'42''E$, a distance of 934.26 feet to a point on the easterly line of said Tract A, said point being a point of non-tangent curvature to the left, and also being the **Point of Beginning**;

Thence coincident with said easterly line and along said curve (whose chord bears $S47^{\circ}53'37''E$, a distance of 10.00 feet) having a radius of 787.00 feet, and a central angle of $00^{\circ}43'41''$, an arc distance of 10.00 feet to a point of non-tangency;

Thence $S41^{\circ}41'32''W$, a distance of 8.67 feet;

Thence $N47^{\circ}55'21''E$, a distance of 10.00 feet;

Thence $N41^{\circ}41'32''W$, a distance of 8.68 feet to the **Point of Beginning**.

The above-described parcel contains 87 sq. ft. (0.002 acres), more or less.

Bearings based on the west line of the SW 1/4 of Section 28, T5S, R65W, 6th P.M., being $S00^{\circ}25'48''W$, and all lineal units hereon are in US Survey feet.

Illustration attached and made a part hereof.

Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

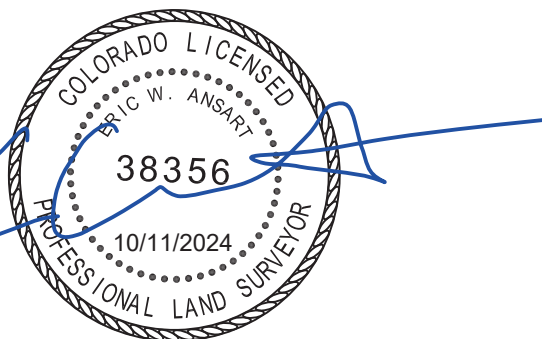
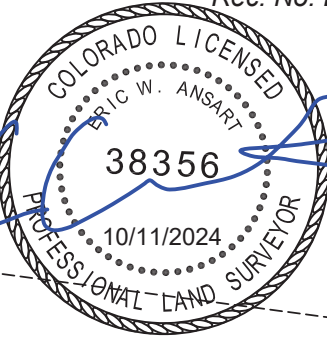
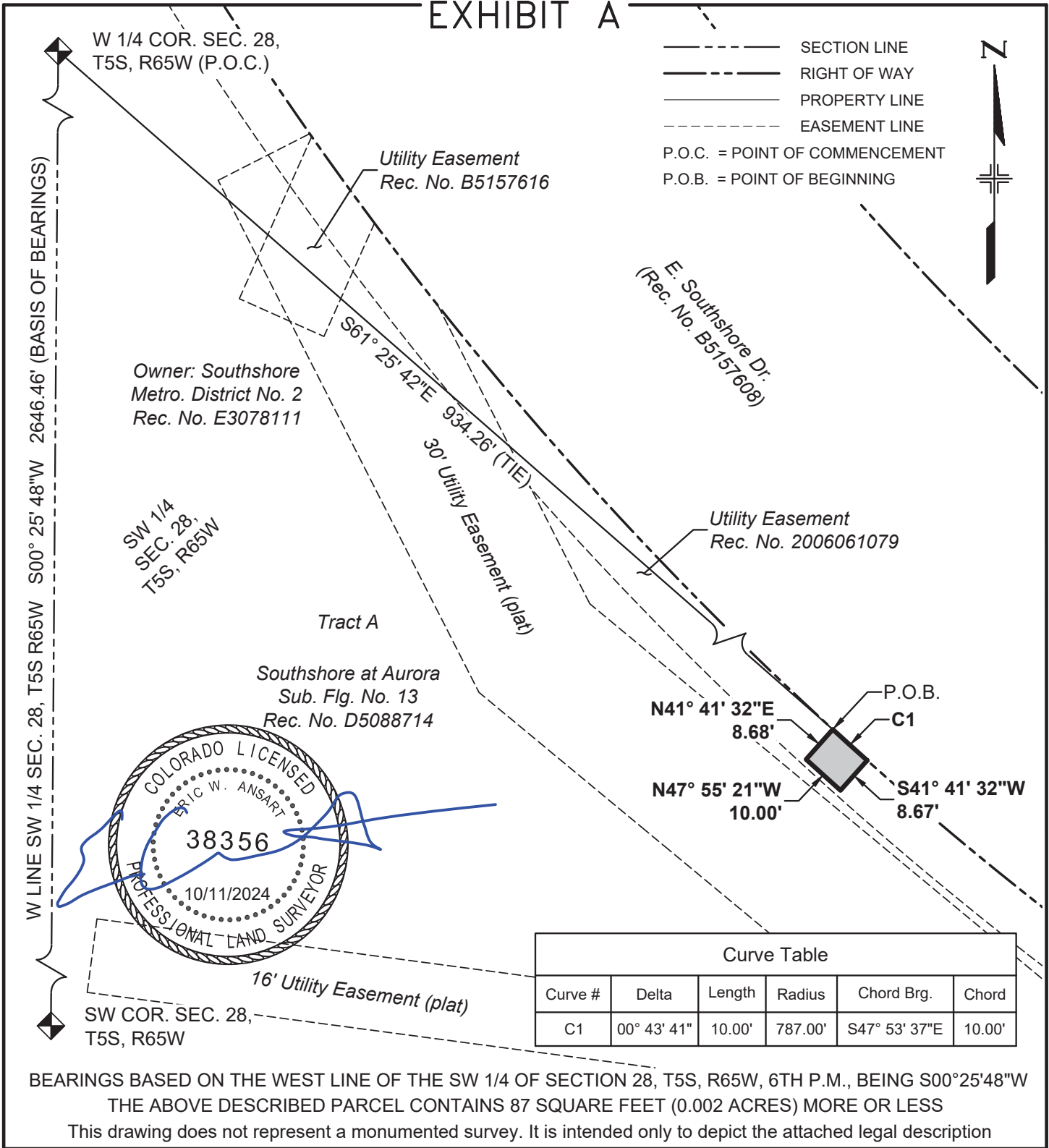


ILLUSTRATION FOR EXHIBIT A



CITY OF AURORA, COLORADO			A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SEC. 28, T5S, R65W, 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
DRAWN BY: EWA	SCALE: NONE	PARCEL TYPE SWE	
CHECKED BY: DMR	DATE: 10/8/2024	JOB NUMBER: N/A	

**POOL USAGE AGREEMENT
(Southshore Sharks Swim Team)**

This POOL USAGE AGREEMENT (Southshore Sharks Swim Team) (this “**Agreement**”) is made and entered into to be effective as of _____, 2025, by and between SOUTHSORE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and WHEATLANDS SHARKS SWIM TEAM, a federally and State of Colorado recognized not-for-profit 501(c)(3) corporation (“**WSST**” or “**SSST**”) (the District and WSST are sometimes referred to herein individually as a “**Party**” and collectively as the “**Parties**”).

RECITALS

WHEREAS, the District is a quasi-municipal corporation and political subdivision of the State of Colorado (the “**State**”) duly organized and existing pursuant to Title 32, Article 1, C.R.S., for the purpose of constructing, financing, operating, and maintaining certain public facilities and improvements for itself, its taxpayers, residents and users; and

WHEREAS, pursuant to Section 32-1-1001(l)(h), C.R.S., the District is empowered to enter into contracts and agreements affecting the business and affairs of the District; and

WHEREAS, the District owns a pool facility known as the Lighthouse located at 27301 E Southshore Dr, Aurora, Colorado 80016, which includes a pool, the areas within the fence enclosing the pool, Lighthouse restrooms, and parking lot (collectively, the “**Pool Facility**”); and

WHEREAS, SSST is engaged in the business of managing swim team operations, and coordination of instructional and competitive programs; and

WHEREAS, SSST desires to use the Pool Facility for the purpose of providing swim team operations.

NOW THEREFORE, in consideration of the mutual undertakings herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Change of Name. Upon execution of this Agreement, the Wheatlands Sharks Swim Team will begin the legal process of changing its name to the “Southshore Sharks Swim Team” with local, state, and federal governments, financial institutions, websites, Mountain Hi Swim League (“**MHSL**”), insurance providers, social media, and other required institutions. In the event that Wheatlands Sharks Swim Team legally changes its name to Southshore Sharks Swim Team all references to Wheatlands Sharks Swim Team within this Agreement shall be deemed to refer to Southshore Sharks Swim Team, and all rights and obligations under this

Agreement shall remain in full force and effect, with the sole change being the updated corporation name. SSST will be used throughout the remainder of this Agreement for clarity.

2. Use of Pool Facility and Swim Season Responsibilities. SSST is granted permission to use the Pool Facility for swim team activities, including organizing and managing instructional and competitive programs, according to the schedule outlined below and in compliance with the terms of this Agreement. Each year, the “**Swim Season**” will start no earlier than the third Monday of May and end no later than the third Friday of July. The dates of the Swim Season may be adjusted through a written agreement between the Parties.

3. Outreach and Registration for District Residents.

(a) **Annual Community Event.** SSST may host one community event each year to promote interest in the swim team. The event date is to be determined but must occur at least two weeks before registration opens. The date, time, and location of the event must be approved by the District at least two weeks in advance.

(b) **District Website.** Each year this Agreement is in effect, SSST may provide an announcement regarding the swim team and registration for the District to place on the District’s website, at the District’s sole discretion.

(c) **Registration Signage.** SSST may display signs within the District to promote swim team registration, subject to District approval.

(d) **Priority Registration for District Residents.** SSST will provide priority registration to District residents and taxpayers, allowing them to register at least five days before general registration opens. Late registration will remain available to District residents until April 30 each year. SSST reserves the right to deny registration to any District resident or taxpayer who has not fulfilled prior requirements, such as registration conditions, volunteer commitments, or adherence to the team’s Code of Conduct. This policy applies equally to all team members who have not met their prior obligations. To ensure priority access for District residents and taxpayers, SSST will reserve 120 out of the 250 available swimmer positions during the priority registration period for District residents and taxpayers. If all 120 priority spots are filled, returning swim team members will be allowed to register, and any additional District residents or taxpayers will be placed on a priority waitlist. After the registration period for returning members concludes, District residents and taxpayers will be given priority over all new swimmers to fill any remaining available spots from the waitlist.

(e) **Community Appreciation Event.** SSST shall hold one community appreciation event each summer. SSST will collaborate with the District Representative (as defined later in this Agreement) to plan and promote this event. The date, time, and location must be approved by the District at least two weeks in advance.

(f) **Reporting on District Resident Participation.** By June 15 each year, SSST will provide the District with the percentage of team members who are District residents.

4. Practice Schedule for Swim Season. The Pool Facility will be closed to the public during the scheduled practice times listed below, with the exception of one swim lane, which

will remain available for District taxpayer's and residents' use and will not be utilized by SSST during these times.

(a) Practice Duration. Swim practice occurs only on weekdays during the Swim Season, with specific practice dates for each Swim Season must be confirmed by the Parties in writing by February 28 of each year. If practice dates for Swim Season are not confirmed by February 28 of that year, Swim Season for that year will be cancelled, unless otherwise agreed to in writing by the Parties.

(b) Practice Schedule.

(i) From the third Monday of May to the third Friday of May practice, if any, is held between 5:00 pm and 8:00 pm. All swimmers must exit the water and leave the Pool Facility by 7:50 pm. SSST staff will complete cleaning, remove lane lines, and check out of the Pool Facility by 8:00 pm.

(ii) From the fourth Tuesday in May to the third Friday of July practice is held Monday through Friday, between 6:30 am and 10:00 am. Notwithstanding the foregoing, there is no practice on the date on which the Memorial Day or Fourth of July holidays are observed. All swimmers must exit the water and leave the Pool Facility by 9:50 am. SSST staff will complete cleaning, remove lane lines, and check out of the Pool Facility by 10:00 am.

5. Meet Schedule for Swim Season. The pool will be closed to the public during the times reserved for home meets as more fully described below.

(a) Home Meets. SSST may host up to three home swim meets at the Pool Facility on Saturdays during the season.

(b) Meet Timing and Facility Use. The schedule for warm-ups and the start time for each meet will be determined based on the specific meet timeline. This timeline will be arranged to ensure that all activities are completed, and the Pool Facility is fully cleaned and vacated by SSST staff by 2:00 p.m. after each meet.

(c) Meet Scheduling and Communication. Final meet dates will be coordinated in collaboration with MHSL Division Co-teams. SSST will propose the meet dates to the District, which must provide written approval of the proposed dates before the meet schedule is finalized. This coordination must occur in a timely manner, in particular, SSST must submit the finalized schedule to the District at least 60 days before the first proposed swim meet of the Swim Season. Once finalized, the meet schedule will be posted by the District on signs around the Pool Facility and shared in the District and community newsletters.

6. Pool Usage Expectations.

(a) The District will provide a clean environment for the Pool Facility prior to the occupation by SSST for meets or practice. This includes maintaining pool chemicals; skimming and cleaning the pool; ensuring all trash cans to have liners and/or bags; ensuring all trash is removed, ensure bathrooms are cleaned and properly stocked, and ensure the area outside the gate is cleaned, with trash removed.

(b) SSST will provide all lifeguards during all practices and meets.

(c) SSST will follow the Pool Testing Protocol as set forth on **Exhibit A** attached hereto.

(d) After each practice and meet, SSST will return the Pool Facility to the condition provided by the District, complete the checklist provided by the District, and provide the completed checklist to the District Representative (as set forth in Section 17). A designated SSST representative will meet with the head guard, the aquatic director or any other designated pool management official to check out of the Pool Facility.

7. Facility/Equipment.

(a) All SSST equipment owned or purchased will remain SSST property.

(b) All District equipment owned or purchased will remain District property.

(c) SSST shall return the Pool Facility and District equipment in working order. While SSST will not be held responsible for normal wear and tear on any provided District equipment, SSST will reimburse the District for any damage to facilities or equipment that, in the District's reasonable discretion, is determined to have been caused by SSST.

8. Swim Team Operation.

(a) SSST is responsible for all aspects of the swim team program at the Pool Facility, including but not limited to the registration process, hiring coaches, lifeguarding, and monitoring the team while at the Pool Facility, facilitating meets, facilitating special events, concessions, adhering to applicable state, county, and District guidelines, and any other swim team program issues.

(b) All coaches shall be First Aid and CPR trained, lifeguard certified and must have completed a background and SafeSport certification and follow the SafeSport Code of Conduct.

(c) SSST will operate and compete in the MHSL and follow the policies and procedures of MHSL.

(d) SSST will be the exclusive swim team contracting at the Pool Facility until termination of this Agreement.

9. Liability Waiver. The District will provide to SSST a waiver of liability form ("**Waiver**"). SSST will provide to the District's legal counsel a signed and completed Waiver for each member of the swim team by May 15 of the start of each Swim Season. The signed and completed Waivers will be held by the District's manager and will be tendered to the District's insurance carrier or other third-party only in the event of a claim. Otherwise, the signed and completed Waivers are not to be released without the written consent of SSST.

10. Compensation. SSST will pay the District \$3,000 on or before May 1 each year for usage of the Pool Facility for that year. For the first two years of this Agreement, the District will waive this fee in exchange for SSST covering the costs of installing starting blocks and making other improvements necessary to support SSST's use of the Pool Facility.

11. Insurance. SSST represents, warrants, and agrees that it has and shall maintain commercial liability insurance, State minimum workers' compensation insurance coverage for its employees, broad form general liability, property damage, and automotive liability insurance in amounts at least equal to the limits of liability of \$2,000,000 each occurrence, \$2,000,000 aggregate. All insurance policies (except workers' compensation) shall include the District and its elected officials, employees and agents as additional insureds. No later than five days prior to each year's Swim Season, SSST shall deliver to the District certificates of insurance evidencing compliance with this Section.

12. Independent Contractor.

(a) SSST is an independent contractor with full authority and control within the constraints of this Agreement to manage and operate the swim team. SSST and its employees or agents are not employees or agents of the District. The District will not provide any insurance or employment benefits to SSST or its employees, subconsultants, subcontractors, agents, or representatives. These exclusions include but are not limited to: federal, state, or local tax contributions; FICA or other insurance contributions; workers' compensation; disability, health, life, or professional liability insurance; vacation or sick-time benefits; retirement contributions; or any other taxes, benefits, or insurance.

(b) SSST is responsible for the safety of its employees, subcontractors, agents, and representatives. All personnel provided by SSST shall be deemed employees or subcontractors of SSST and not of the District. SSST employees are not entitled to workers' compensation or unemployment benefits from the District; any such coverage must be provided by SSST or another entity other than the District.

13. Indemnification/Hold Harmless; No Waiver of Liability.

(a) SSST shall indemnify and hold harmless the District and each of its directors, officers, contractors, employees, agents and consultants (collectively, the "**District Indemnitees**"), from any claims, liability, loss, or damage, including court costs and reasonable attorneys' fees, arising out of or related to SSST's use of the Pool Facility or any other District-owned facility, amenity, or fixture, or SSST's performance of its obligations under this Agreement.

(b) Any insurance coverage requirements outlined in this Agreement shall not reduce or limit SSST's indemnification obligations. SSST may obtain additional insurance at its own expense if it deems necessary for its obligations, including the indemnity obligations specified herein. These indemnification obligations shall survive the expiration or termination of this Agreement.

(d) The District is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, defenses

and protections provided by the Colorado Governmental Immunity Act (Title 24, Article 10, C.R.S.) or otherwise available to the District or its officers, employees or agents.

14. Emergency Closing of Pool Facility. If the Pool Facility is closed before the start of the Swim Season for reasons beyond the control, fault, or negligence of either SSST or the District, the District will refund any fees paid by SSST for the use of the Pool Facility.

(a) SSST is responsible for monitoring and implementing its safety plans for situations involving inclement weather, chemical issues (as detailed in Exhibit A), and other health and safety incidents such as vomit or fecal contamination in the pool. In cases of chemical or pool safety concerns, SSST will follow the notification protocol outlined in Exhibit A to contact the appropriate point of contact.

(b) SSST acknowledges that pool closures due to environmental concerns do not entitle SSST to a refund of pool fees. However, if the Pool Facility is closed due to mechanical or chemical failures, SSST may request a pro-rata refund for the portion of fees corresponding to the days the Pool Facility was closed.

15. Notices. Any notices, demands, or other communications required or permitted to be given in writing under this Agreement shall be delivered personally or sent by certified mail, postage prepaid, return receipt requested, addressed to the Parties at the addresses set forth below, or at such other address as either Party may hereafter or from time to time designate by written notice to the other Party given in accordance herewith. Notice shall be considered given when personally delivered or mailed and shall be considered received by the Party to whom it is addressed on the third day after such notice is given.

District: Southshore Metropolitan District
c/o Public Alliance
405 Urban St., Suite 310
Lakewood, CO 80228
Email: aj@publicalliance.com
and
Email: rzent@southshoremetro.org

With a copy to: Cockrel Ela Glesne Greher & Ruhland, P.C.
44 Cook Street, Suite 620
Denver, Colorado 80206
Attn: David Greher, dgreher@cegrlaw.com

SSST: Southshore Sharks Swim Team
6513 South Little River Way
Aurora, Colorado 80016
Attn: Brian J. Kempf, bkempf33@yahoo.com

16. Term of Agreement. This Agreement becomes effective upon execution by both Parties and will automatically renew for five one-year terms, unless either Party provides 90

days' written notice before the end of the then-current fiscal year or unless terminated as otherwise provided herein.

17. Early Termination by District. The District reserves the right to terminate this Agreement at any time, with or without cause. If terminated for cause, the District must provide SSST with written notice at least thirty days prior to the intended termination date. If terminated without cause, the District must provide SSST with written notice prior to the start of the Swim Season's registration period for that year. In either case, the notice must be delivered in writing.

18. District Representative. The District will designate, prior to commencement of work, its representative (the "**District Representative**") who shall make, within the scope of his or her authority, all necessary and proper decisions with reference to SSST's usage of the Pool Facility. All requests for contract interpretations and other clarification or instruction shall be directed to the District Representative. The District's Representative shall be the District President.

19. No Multiple-Fiscal Year Obligation. Any financial obligations of the District arising under this Agreement shall be subject to annual appropriation by the District's Board of Directors in its absolute discretion. This Agreement shall not be construed or interpreted to create a multiple-fiscal year direct or indirect obligation of the District.

20. Default. Each and every term and condition of this Agreement shall be a material element of this Agreement. In the event either Party should fail or refuse to perform according to the terms of this Agreement, such Party may be declared in default of this Agreement.

21. Binding Effect. This writing constitutes the entire agreement between the Parties and shall be binding upon the Parties, their officers, employees, agents and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of the Parties.

22. Law/Severability. The internal laws of the State of Colorado shall govern the construction, interpretation, execution, and enforcement of this Agreement without regard to a choice of law analysis. Venue for any legal action shall be in the District Court for Arapahoe County, Colorado. The prevailing Party in any legal proceeding brought to enforce rights hereunder shall recover from the other Parties its reasonable attorneys' fees and costs. As used herein the term "prevailing Party" means the Party entitled to recover the costs in any suit, whether or not brought to judgment, and whether or not incurred before or after the filing of suit. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

23. Counterparts, Electronic Signatures and Electronic Records. This Agreement may be executed in two counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, Title 24, Article 71.3, C.R.S. The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties


agree not to deny the legal effect or enforceability of the Agreement, solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic signature or that it is not in its original form or is not an original.

24. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.

{The remainder of this page is intentionally left blank.}

IN WITNESS WHEREOF, the Parties have executed this Pool Usage Agreement as of the day and year first set forth above.

DISTRICT:
SOUTHSHORE METROPOLITAN DISTRICT

Signed by:

By: _____
Name: Ryan Zent
Title: President

WSST / SSST:
WHEATLANDS SHARKS SWIM TEAM

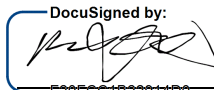
DocuSigned by:

By: _____
Name: Brian Kemp
Title: President - Swim Team

EXHIBIT A

Pool Testing Protocol

For the safety of the SSST, and to ensure appropriate water quality when the SSST members enter and leave the pool for practice or for meets, SSST will adhere to the following protocols:

1. The District or District Representative will ensure that the Pool Facility is available for SSST to conduct water chemistry testing each night during the Swim Season, Sunday through Friday, by 6:00 p.m. The testing will take place between approximately 6:00 p.m. and 8:00 p.m., with results provided from that time frame.
2. SSST will visually inspect the pool for discoloration and sediment on the pool floor.
3. SSST will utilize a non-expired Taylor Swimming Pool Test Kit to test the pool chemistry.
4. Prior to pool entry for practice or meets, a representative of SSST will perform a temperature check and water chemistry tests on pH and chlorine. Once a week, water chemistry tests will be performed on total alkalinity, calcium hardness, cyanuric acid, combined chlorine and saturation index.
5. SSST will keep and maintain a logbook of the results of each test. And allow the District access to the information. The timing and procedure for logging the test results will be mutually agreed upon by both parties.
6. SSST will follow the guidelines as set forth by the State of Colorado Department of Public Health and Environment, Water Quality Control Division, 5 CCR 1003-5, State Board of Health Regulations Pertaining to Swimming Pools and Mineral Baths.

Certificate Of Completion

Envelope Id: 475D3D49-7CDB-4164-87D5-3C9C12674BEA

Status: Completed

Subject: Complete with Docusign: Pool Usage Agreement

Source Envelope:

Document Pages: 10

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Sarah Luetjen

AutoNav: Enabled

44 Cook Street, Suite 620

Envelopeld Stamping: Enabled

Denver, CO 80206

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

sluetjen@cegrlaw.com

IP Address: 50.207.72.210

Record Tracking

Status: Original

Holder: Sarah Luetjen

Location: DocuSign

1/28/2025 6:28:14 AM

sluetjen@cegrlaw.com

Signer Events

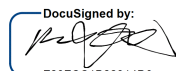
Brian Kempf

bkempf33@yahoo.com

President - Swim Team

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 F20FCC1B22914D0...

Signature Adoption: Drawn on Device
 Using IP Address: 140.226.13.85

Timestamp

Sent: 1/28/2025 6:31:45 AM

Viewed: 1/28/2025 6:50:31 AM

Signed: 1/28/2025 6:54:18 AM

Electronic Record and Signature Disclosure:

Accepted: 1/28/2025 6:50:31 AM


ID: 088aaf1c-c6a3-40dd-bd38-6990b29100eb

Ryan Zent

rzent@southshoremetro.org

President

Security Level: Email, Account Authentication (None)

Signed by:

 4A5948360D8841B...

Signature Adoption: Drawn on Device
 Using IP Address: 75.166.33.48
 Signed using mobile

Sent: 1/28/2025 6:31:45 AM

Viewed: 1/29/2025 9:04:19 AM

Signed: 1/29/2025 9:04:29 AM

Electronic Record and Signature Disclosure:

Accepted: 1/29/2025 9:04:19 AM

ID: 41c5ca63-6622-4e5f-b5e8-c61cc0bc711d

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

1/28/2025 6:31:45 AM

Certified Delivered

Security Checked

1/29/2025 9:04:19 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	1/29/2025 9:04:29 AM
Completed	Security Checked	1/29/2025 9:04:29 AM

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Cockrel Ela Glesne Greher & Ruhland PC (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Cockrel Ela Glesne Greher & Ruhland PC:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: sluetjen@cegrlaw.com

To advise Cockrel Ela Glesne Greher & Ruhland PC of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at sluetjen@cegrlaw.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Cockrel Ela Glesne Greher & Ruhland PC

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to sluetjen@cegrlaw.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Cockrel Ela Glesne Greher & Ruhland PC

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to sluetjen@cegrlaw.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Cockrel Ela Glesne Greher & Ruhland PC as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Cockrel Ela Glesne Greher & Ruhland PC during the course of your relationship with Cockrel Ela Glesne Greher & Ruhland PC.

ANNUAL REPORT FOR THE CALENDAR YEAR 2024

SOUTHSHORE METROPOLITAN DISTRICT

City Clerk, City of Aurora
via Email

Division of Local Government,
via E-Filing Portal

Office of the State Auditor,
via E-Filing Portal

Arapahoe County Clerk and Recorder,
via Email

The following information and documents (attached as exhibits) are provided for Southshore Metropolitan District (the “**District**”, formerly known as Southshore Metropolitan District No. 2) for calendar year 2024 pursuant to Section VI of the Consolidated Service Plan (the “**Service Plan**”) of the Southshore Metropolitan District No. 1 (“**District No. 1**”) and the District (collectively with District No. 1, the “**Districts**”) approved by the City Council of the City of Aurora (the “**City**”) and filed with the District Court:

a) **Boundary changes made or proposed.**

Attached as Exhibit A are the Inclusion Orders that were recorded with the Arapahoe County Clerk and Recorder during the report year.

b) **Intergovernmental Agreements with other governmental entities entered into or proposed.**

- Intergovernmental Agreement by and between the City of Aurora and the Districts, dated February 11, 2003, setting forth various reporting and other obligations of the Districts to the City.
- Amended and Restated Intergovernmental Agreement by and between the Districts, dated May 11, 2007, setting forth terms and conditions upon which certain public improvements will be financed, funded, constructed, owned, operated and maintained.
- System Development Fee Agreement by and between the Districts and WL Homes LLC, d/b/a John Laing Homes, dated July 17, 2007 (no governmental entities other than the Districts).
- System Development Fee Agreement by and between the Districts and Village Homes of Colorado, Inc., dated January 31, 2008 (no governmental entities other than the Districts).
- Conveyance Agreement between the Districts, dated as of November 15, 2022.
- Intergovernmental Agreement and Snow and Ice Plan between the City and the District for Snow Removal and Plowing Operations, dated as of February 12, 2024.

c) **Changes or proposed changes in the District's policies.**

Attached as Exhibit B is the Resolution Adopting a Website Accessibility Plan and Policy; and attached as Exhibit C is a copy of the Lakehouse and Lighthouse Rentals Rules and Policy.

d) **Changes or proposed changes in the District's operations.**

Effective April 1, 2024, the District assumed responsibility for operation and maintenance of all facilities owned by the District, including the Lighthouse and Lakehouse and all common area landscaping within the Development. These operational responsibilities were previously provided by the Southshore Master Association, Inc. by contract with the Districts.

The District engaged Management Trust to serve as property manager of the facilities, [REDACTED] to manage the District's swimming pools, Cox Landscaping to maintain the District's parks and open spaces, and [REDACTED] to provide security services (which were authorized by the Aurora Chief of Police, attached hereto as Exhibit D). The District also engaged [REDACTED] to provide snow plow services pursuant to the new IGA with the City, disclosed above.

e) **Any change in the financial status of the District including revenue projections, or operating costs.**

Attached as Exhibit E is the budget of the District for fiscal year 2024.

f) **A summary of any litigation which involves the District.**

None.

g) **Proposed plans for the year immediately following the year summarized in the annual report.**

In 2025, the District has hired Public Alliance to provide District Management and Accounting services. It has also expanded its engagement of Cox Landscaping to provide snow plowing services. The District is exploring signing an agreement with a local swim team to use the Lighthouse as the "home pool" for practices and meets.

h) **Status of District's Public Improvement Construction Schedule.**

All Public Improvements in Phases 1 and 2, Filings 1 thru 18 (except for the Filing 14 Trail Extension) are complete and have been accepted by the City of Aurora. The new recreation center and pool, was conveyed to District No. 1 and subsequently conveyed to the District. The Filing 14 Trail Extension has been accepted and has started the 2-year warranty phase. All Filing 19 Public Improvements have been completed and have been accepted; those Public Improvements are now in the warranty phase.

i) **A list of all facilities and improvements constructed by the District that have been dedicated and accepted by Aurora.**

See attached Exhibit F.

j) **Summary of current assessed valuation.**

The 2024 assessed valuation of the District was \$102,929,416.

k) **Summary required by the Districts' Service Plan.**

See attached Exhibit E.

Respectfully submitted this __ day of January, 2025.

EXHIBIT A TO 2024 ANNUAL REPORT

Inclusion Orders

EXHIBIT B TO 2024 ANNUAL REPORT

Resolution Adopting a Website Accessibility Plan and Policy

EXHIBIT C TO 2024 ANNUAL REPORT

Lakehouse and Lighthouse Rentals Rules and Policy.

EXHIBIT D TO 2024 ANNUAL REPORT

Consultant Contracts

EXHIBIT E TO 2024 ANNUAL REPORT

2024 Fiscal Year Budget

EXHIBIT F TO 2024 ANNUAL REPORT

Facilities and Improvements Constructed by the District

	Projected	Year-End Actual	Variance
Assessed value of taxable property within the District	\$97,447,764	\$75,658,875	\$21,788,889
Total acreage of property within the District	813	813	\$0
District's indebtedness:			
General Obligation	\$23,569,000	\$57,530,000	(\$33,961,000)
Other	\$0	\$0	\$0
District's debt service:			
General Obligation	\$2,926,500	\$3,044,766	(\$118,266)
Other	\$0	\$0	\$0
District's tax revenue	\$3,707,601	\$4,473,261	\$765,660
Other revenues of the District	\$34,456	\$967,514	\$933,058
Public improvements expenditures	\$0	\$0	\$0
Other District expenditures	\$749,010	\$1,570,970	(\$821,960)

January 28, 2025

Angel Duran
Southshore Metropolitan District
c/o The Management Trust
27151 E. Lakeview Drive
Aurora, Colorado 80016
angel.duran@managementtrust.com

Location: 27151 E. Lakeview Drive
Aurora, Colorado 80016

Subject: Level 1 Full Reserve Study Proposal

Dear Angel Duran and Members of the Board of Directors:

Thank you for the opportunity to submit this proposal for the preparation of a Reserve Study for the Southshore Metropolitan District located in Aurora, Colorado 80016. A professionally prepared Reserve Study will provide the Southshore Metropolitan District Board of Directors with the vital information needed to prepare proper budgets and determine the needs of the property for short- and long-term performance.

Charles Taylor Engineering Technical Services (CTETS) provides high quality Reserve Studies. CTETS' team of experts has extensive experience in the cost engineering field in the applications of analyzing the condition of properties and identifying the needs for repair, maintenance, or replacement. In preparing the Reserve Study, CTETS will utilize this expertise in estimating, cost analysis, and planning, coupled with broad experience in assessing the physical assets of a community.

It is our intent to offer you the value associated with a professional study and ease the Board's burden of determining the District's reserve needs.

PROJECT UNDERSTANDING

The Southshore Metropolitan District is located in Aurora, Colorado 80016 and consists of 1,456 residents. Common community elements include the Lakehouse, Recreation Center, Lake District, Senac District, Ridge District, Mead District, and Hill District with a detailed component listing below

Lakehouse:

- Common exterior components include asphalt paved surfaces, concrete walkways, fencing, monuments, signage, trellis, trash enclosures, exterior lighting, furnishings, a lake, fire pit, pumps, and landscaped and irrigated areas.
- Common building envelope components include asphalt shingle roofs, fiber cement and wood siding, windows and doors, elevated decking, and railings.
- Common interior components include painted and wallpapered surfaces, interior lighting, tile, carpeting, wood flooring, furnishings, a commercial bar, restrooms, common gathering rooms, a library, a storage room, a yoga room, and a coffee bar.
- Common mechanical equipment includes security access systems, hydraulic elevator, furnaces, condensers, packaged HVAC units, a security system, emergency lighting fixtures, a water heater, and pool mechanical equipment.
- Common amenities include a swimming pool, a fitness center, bar-b-q's, patio furniture, and drinking fountains.

Recreation Center

- Common exterior components include asphalt paved surfaces, concrete walkways, monuments, signage, a pergola, exterior lighting, benches, tables, and landscaped and irrigated areas.
- Common building envelope components include asphalt shingle roofs, fiber cement siding, windows and doors, vestibule, elevated decking, and railings.
- Common interior components include painted and wallpapered surfaces, interior lighting, tile, carpeting, wood flooring, vinyl flooring, furnishings, restroom and lockers, audio / video equipment, and ceiling panels.
- Common mechanical equipment includes security access systems, hydraulic elevator, furnaces, condensers, security system, fire alarm control panel, emergency lighting fixtures, water heater, and pool mechanical equipment.
- Common amenities include a swimming pool, fitness center, furniture, and a playground.

Lake District

- Common exterior components include walkways, mailboxes, fencing, light bollards, pavilion, picnic tables and benches.

Senac District

- Common exterior components include walkways, mailboxes, and fencing.

Ridge District

- Common exterior components include walkways, mailboxes, fencing, light bollards, pavilion, two playgrounds, picnic tables, and benches.

Mead District

- Common exterior components include a split rail and privacy fencing.

Hill District

- Common exterior components include walkways, mailboxes, fencing, light bollards, pavilion, a playground, picnic tables, and benches.

The Study would consist of one (1) financial analysis for the components above, the components would be sorted by district / recreation center / Lakehouse to assist with organization of components.

RESERVE STUDY APPROACH

CTETS specifically tailors all Reserve Studies to individual client's needs and goals while meeting the requirements set forth by:

- Community Associations Institute's (CAI) Reserve Study Standards.
- CAI's Guide for Association Practitioners (GAP) – Guide to Replacement Reserve Funds and Long-Term Reserve Funding
- CAI's Best Practices – Reserve Studies/Management

CTETS includes in the Study not only a detailed physical analysis, but also a comprehensive financial analysis. The physical analysis is important because it determines the existing conditions of the District's assets. The financial analysis, which includes careful examination of the financial projections of the reserve fund over a 30-year period, is equally important and most often neglected. CTETS focuses on the planning and budgeting options associated with the major repair, replacement, and maintenance items for the common and limited-common area components. This will enable the District to consider proactive long-term planning decisions.

In addition, long life components will be included in the Study upon coordination with management and the Board.

SCOPE OF SERVICES

A. CTETS will perform the following tasks:

1. Research to determine what the Southshore Metropolitan District is responsible for with regard to reserve items. This may include reviewing the District's legal documents (covenants, conditions and restrictions, plats, annexation documents, property boundary descriptions, etc.).
2. Determine what should be considered a reserve item for the District. CTETS will determine the expected useful life and the remaining useful life of the reserve items and will also determine which items meet the minimum reserve threshold cost as established by the District.
3. Components selected to be included in the reserve study based on the following three-part test:
 - a. The District has the obligation to maintain or replace the existing element.
 - b. The need and schedule for this project can be reasonably anticipated.

- c. The total cost for the project is material to the District, can be reasonably estimated, and includes all direct and related costs.
 4. CTETS will include long-life components into the Study and either include costs if known and/or predictable or comments on the component's cost and why it is not included. The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:
 - a. Inclusion of long-life components with funding in the study.
 - b. Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
 - c. Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.
 5. Perform a physical analysis (site observation) of the property. The condition of reserve components will be noted based on CTETS' condition analysis scale. This will assist in determining the useful life, effective useful life, and repair cycles for the reserve items.
 6. Review all available documentation, including pertinent architectural, structural, mechanical, electrical, plumbing, and project drawings, to determine the design intent of the construction. In addition, CTETS may conduct interviews with property managers and building engineers and review any available building maintenance and service agreements.
 - a. This includes reviewing any preventive maintenance manuals or periodic structural inspections provided by the client.
 7. Determine cost estimates for the reserve items. These will be based on the physical analysis. The estimates will be determined from one of the four following sources:
 - a. Contractor or vendor quotes, either verbal or written.
 - b. CTETS' estimating database from past or current projects of similar size and scope.
 - c. Industry cost reference material. CTETS subscribes to the most current cost estimating sources in the industry.
 - d. Engineering Opinion of Probable Cost.
 8. For an additional fee outlined on the following page (Virtual Board Meeting), CTETS can conduct a virtual reserve study review after the submittal of the Study to guide the Southshore Metropolitan District through the information. Goals would include a common understanding, joint participation, revision review, and an awareness of the process used to create the reserve program. Fee assumes (1) meeting at (2) hours of meeting time.
 9. For an additional fee outlined on the following page (Spreadsheet), CTETS can export some or all of the components into a working excel spreadsheet to assist in scenario modeling beyond the scenarios prepared in the Reserve Study. The goal of this is to assist the Board in shorter term modeling of district components.
- B. The Reserve Study will include the following:
 1. A summary of the property including a physical description and an opinion of the financial condition of the reserve fund.
 2. A description of the methods and objectives utilized in computing the fund status.

3. A physical analysis report section that describes the reserve item, location, age (if known), useful life, remaining (effective) useful life, and current replacement cost estimates.
4. A financial analysis report section consisting of various financial summaries, overviews, cash flow graphs, and annual and monthly cash flow forecasts.
5. The Study will also include cloud-based access to a digital version of the Study that includes a searchable reserve study. To access this, CTETS will need the name and email of those who will need access to the Study.

This Study will assume that the property was constructed in compliance with all applicable codes, regulations, technical criteria, and recognized standard industry requirements. Identification and resolution of any non-conforming conditions are outside the scope of this Reserve Study and can be handled under a separate agreement, if requested. These non-conforming conditions will not be included in this Reserve Study unless proper action has been taken to address them elsewhere.

This Study will be based on a visual observation and will not include intrusive examination, sampling and testing of materials, or engineering calculations. This study will not be an inspection or Engineering Inspection of any element of the community and should not be construed or used to substitute such inspections. The observations performed will not be detailed enough to be relied upon, nor should they be relied upon to determine violations of jurisdictional requirements relating to the safety, soundness, structural integrity, or habitability of project buildings of any individual component.

COMPENSATION

CTETS proposes the following fixed-fee schedule: Please initial and mark the selected scope.

Reserve Study	\$8,100.00	<input type="checkbox"/> _____
Virtual Board Meeting (ea.)	\$ 500.00	<input type="checkbox"/> _____
Spreadsheet	\$ 500.00	<input type="checkbox"/> _____

The quoted fee shall be effective for a period of 60 days from the date of this proposal. A retainer in the amount of half the selected project scope will be required along with the signed proposal. The key to a quality and efficient study is receipt of necessary documentation by CTETS regarding the property. The following is a list of documents that is required from the District prior to CTETS scheduling a site visit:

- Copies of site and building drawings
- Copy of the most recent reserve study if one was performed
- Copy of Structural Inspections
- Copy of Preventive Maintenance Manuals
- Documentation related to any past or pending construction defect litigation
- Copies of the District declarations with all amendments
- Current balance of the reserve account
- Current total monthly contribution into the reserve account
- Documentation pertaining to any capital improvements scheduled within the current calendar year
- Date that the Reserve Study is needed by the District

CTETS requires that the information above be provided within seven days of execution of the signed proposal and receipt of the retainer. CTETS will schedule a site visit after the above-listed information is received. CTETS will then work with the District to determine what additional information is needed, if any, and when such information will be submitted pursuant to Section A of the Terms and Conditions below.

Once the draft of the Study has been submitted to the Client for review, the Client will have 60 days to inform CTETS of any requested revisions. If CTETS has received no feedback from the Board regarding the study in the 60-day timeline, CTETS will finalize the Study and submit the final Study to the Client. Any revision requests submitted after 60 days can be completed on an hourly fee rate at the Board’s written approval.

The above-listed fixed fee will include an electronic copy of the study in PDF format and one printed copy of the study. Should other additional services be requested beyond those services described herein, they will be provided for an agreed-upon fixed fee or on an hourly rate, based on mutual agreement of the parties hereto.

CTETS will prepare either a monthly invoice or an invoice upon completion of the services performed in accordance with CTETS' standard invoicing practices and submit the invoice to the District. Invoices are due and payable within 30 days of receipt. If the District fails to make any payment due to CTETS for services and expenses within 60 days after receipt of CTETS' invoice, the amounts due CTETS will be increased at the rate of 1.75-percent per month (or the maximum rate of interest permitted by law, if less) from said 60th day. In addition, CTETS may, without liability, after giving seven days written notice to the District, suspend services under this Agreement until CTETS has been paid in full all amounts due for services, expenses, and other related charges. If it is necessary to retain an attorney to enforce collection, the District will pay all reasonable attorney fees and court costs. Payments will be credited first to interest and then to principal.

TERMS AND CONDITIONS

1. General Considerations

- A. CTETS shall indicate to the District the initial and any additional information needed for rendering of services herein which may include financial, historical, and legal information. The District shall provide to CTETS such information as is available to the District and the District's agents, consultants, and contractors. CTETS shall be entitled to rely reasonably upon the accuracy, completeness, and sufficiency of such information the District is providing. This information is necessary for accurately determining and reporting on the physical and financial components of the District's property as they relate to the capital reserve budget and plan. The District or its agents (including property management) shall provide any requested additional information to CTETS within seven (7) calendar days of said request, unless mutually agreed to otherwise. If CTETS does not receive the requested information, then CTETS will prepare the Reserve Study and submit it to the District without such information included therein, and omission of such information will be noted in the Reserve Study. If CTETS receives this information after completing and submitting the Reserve Study to the District and the District requests that the information be incorporated into the Reserve Study, then CTETS shall be compensated for such additional work on an hourly time-and-expense basis, unless mutually agreed to otherwise.
- B. The standard of care for all professional engineering, consulting, and other related services performed or furnished by CTETS under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. CTETS makes no warranties, express or implied, under this Agreement or otherwise, in connection with CTETS' services.
- C. All reports or documents prepared or furnished, including electronic media, by CTETS to the District are instruments of service. CTETS retains copyright ownership and property interest of such reports or documents.
- D. If requested by this Agreement, opinions of probable construction cost are to be made on the basis of CTETS' experience and qualifications and represent CTETS' best judgment as an experienced and qualified professional generally familiar with the construction industry. However, since CTETS has no control over the cost of labor, materials, equipment, or services furnished by others, over contractors' methods of determining prices, or over competitive bidding or market conditions, CTETS cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by CTETS.
- E. To the fullest extent permitted by law, the District and CTETS waive against each other and the other's employees, officers, directors, agents, insurers, partners, and consultants any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project.
- F. CTETS agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District from and against any liabilities, damages, and costs (including reasonable attorney fees and cost of defense) arising out of the death or bodily injury to any person or the destruction or damage to any property to the extent caused during performance of professional services under this Agreement, by the negligent acts, errors, and omissions of CTETS or anyone for whom CTETS is legally responsible, subject to the limitations set forth herein in Article 1.G. The District agrees, to the fullest extent permitted by law, to indemnify and hold harmless CTETS from and against any liabilities, damages, and costs (including reasonable attorney fees and cost of defense) arising out

of the death or bodily injury to any person or the destruction or damage to any property, to the extent caused, during the term of this Agreement, by the negligent acts, errors, or omissions of the District, the District's contractors, consultants, or anyone for whom the District is legally responsible.

- G. To the maximum extent permitted by law, the District agrees to limit CTETS' liability for the District's damages (including all fees and charges for CTETS' attorneys, and other professionals and all court or arbitration or other dispute resolution costs) to the sum of \$25,000.00 or CTETS' fee, whichever is greater. This limitation shall apply to CTETS' professional services regardless of the cause of action or legal theory pled or asserted.
- H. All notices, requests, demands, waivers, and other communications given as provided in this Agreement will be in writing and, unless otherwise specifically provided in this Agreement, will be deemed to have been given if delivered in person, or mailed by certified or registered mail, postage prepaid, and addressed to either party at the addresses provided herein, unless either party changes the address of either party by giving written notice of such change to the other.
- I. It is the express intention of the parties that CTETS is an independent contractor and not an employee, agent, joint venture, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and CTETS or any employee or agent of CTETS. Both parties acknowledge that CTETS is not an employee for state or federal tax purposes. CTETS shall retain the right to perform services for others during this Agreement. Nothing in the Agreement shall authorize or empower CTETS to make any representation, warranty, or agreement on the District's behalf without the District's express written consent to do so.

2. Dispute Resolution

- A. The District and CTETS agree to negotiate all disputes between them in good faith for a period of 30 days from the date of written notice from either party.
- B. If negotiation of disputes as outlined in 2.A is not successful, the District and CTETS agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation by someone reasonably acceptable to both parties.
- C. Following mediation (2.B), all disputes between the District and CTETS shall be submitted for non-binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, effective at the Effective Date of the Agreement.
- D. For any dispute under \$300,000 not successfully resolved via mediation or arbitration, the matter may be resolved through litigation in any court of competent jurisdiction. For disputes of \$300,000 or more, the parties may agree to be bound by Articles 2.A through C, or the matter may be resolved through litigation in any court of competent jurisdiction without the necessity of following Articles 2.A through C.
- E. In the event of any arbitration or court proceeding instituted to remedy, prevent, or obtain relief from a breach of this Agreement, or arising out of a breach of this Agreement, the prevailing party shall recover all of such party's reasonable attorney fees incurred in each and every such action from Arbitration or Court Proceeding, including any and all appeals or petitions.

3. Successors, Assigns, and Beneficiaries

- A. The District and CTETS each is hereby bound and the partners, successors, executors, administrators, and legal representatives of the District and CTETS (and to the extent permitted by paragraph 3.B the assigns of the District and CTETS) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither the District nor CTETS may assign, sublet, or transfer any rights under or interest in this Agreement (including, but without limitation, moneys that are due or may become due) without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

4. Termination

The services under this Agreement may be terminated by either party upon 15 days advance written notice by the terminating party. In the event of such termination, CTETS shall immediately cease services as directed, and upon termination by the District, CTETS shall be paid all amounts earned to date under the terms of this Agreement, plus any reasonable costs incurred as a result of such termination. CTETS waives any claims for recovery of any additional amounts, including lost profits or other consequential damages, relating to or arising from a termination.

5. Governing Law

The validity, meaning, and effect of this Agreement will be determined and provided by the law of the State of Colorado applicable to agreements made and performed in the State of Colorado.

6. Total Agreement

This Agreement (consisting of pages 1 to 11 inclusive, together with any expressly incorporated exhibit) constitutes the entire agreement between the District and CTETS and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.



1100 W Littleton Blvd, Ste 105
Littleton, CO 80120
(720) 309-6163 FAX (303) 932-0830
www.platinumcoatings.com

PROPOSAL & CONTRACT

Date: 1-22-25

CUSTOMER: South Shore HOA

CONTACT: Angel Duran / The Management Trust

PROJECT: Multi-family Exterior

PROJECT ADDRESS: 27151 E Lakeview Dr, Aurora, CO 80016

BILLING ADDRESS: **Please Advise**

PHONE: 303-750-0994 x 2366

EMAIL: angel.duran@managementtrust.com

Platinum Coatings hereto referred to as Platinum, and the Customer noted above, in consideration of the mutual promises made herein, hereby agrees as follows:

Scope of the Work

The proposed bid price includes all materials, labor, equipment, taxes, insurance, and all other incidental costs for the work set forth.

RIDGE DISTRICTS (2024 Phase Options – Yellow & Blue areas as outlined on community map):
Replace rotting/missing rails, caps & posts. All boards/posts will be replaced with cedar. All new wood will be primed with 1 coat of selected Stain prior to installation. New posts will be set in concrete. Pricing includes removal and disposal of all old and unused materials.

Yellow Area – Option 1

2x6x8' cedar rails = 80 boards

6x6x6' cedar posts = 16 posts (set in concrete)

1x4x8' cedar bottom trim = 26 boards

Blue Area – Option 2

2x6x8' cedar rails = 180 boards

6x6x6' cedar posts = 18 posts (set in concrete)

2x4x8' cedar rail = 1 board

1x4x4' cedar pickets = 30 boards

**All common areas need to be mowed a minimum of 3' out from the fence.
Platinum will notify manager of work being performed 48 hours prior.**

Project Schedule

The Work to be performed under this contract shall be commenced as mutually agreed. All exterior work is of course subject to weather conditions. Work shall be performed only (a) during the hours of 7am-7pm Monday through Saturday and (b) when weather conditions are as approved by the manufacturer. Customer shall be notified of unscheduled delays, and Platinum shall not be responsible for delays caused by third parties. **It is Platinum's commitment to provide on-site supervision and have employees on the job every day until the project is completed.**

The Contract Price

Yellow Area – Option 1

\$13,500 / 2024 Phase, as described above

Blue Area – Option 2

\$21,850 / 2024 Phase, as described above

Platinum Coatings proposes for the work to be performed in accordance with noted specifications under this contract to provide material and labor under the following terms:

Deposit

The Sum of 50% shall be required in order to secure a position on Platinum’s painting schedule. Once we receive a signed copy of your bid and the deposit, we will contact you for scheduling. The remainder will be due 10 days from the completion of Final Walk Thru and Touch ups. Timely payment by Customer is of the essence.

Acceptance of Proposal – The above prices, specification and conditions, and each of the terms and conditions set forth on the next pages of this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

PLATINUM COATINGS

Contractor’s Authorized Signature: _____

Print Name: Shane Riede _____

Title: Account Manager _____ Date: 1/22/2025 _____

Customer’s Authorized Signature: _____

Print Name: _____

Title: _____ Date: _____

Terms and Conditions

Completion

The project, or any part thereof, shall be deemed to be completed by Platinum when Customer completes a Exterior or Interior Punch Out or walk thru and is satisfied that the job has been completed in accordance with the specifications. However, if customer does not demonstrate due diligence to meet with myself or Crew Leader at completion of the project, the customer cannot withhold payment and must pay within the terms of this contract. A follow up walk thru will be arranged at everyone's convenience.

Change Orders

Change orders should be in writing and signed by both Customer and a representative of Platinum in the event the estimated cost of any change exceeds \$200. Any alterations, changes or additions approved by Customer involving extra cost of material and/or labor will become an additional charge over and above the contract price. Change orders may not be in the form of a formal written contract, but nonetheless the customer will be responsible for payment to Platinum for these changes.

Failure of Customer to Pay

In the event that Platinum must collect amounts due and unpaid from Customer, Customer agrees to pay all costs allowed by law and reasonable attorney's fees incurred in collections efforts. Any due and unpaid amounts owed by Customer to Platinum shall accrue interest at a rate of 10% per month. In the event of a returned check, an administration fee of \$50.00 shall be assessed, in addition to bank charges paid by Platinum.

Unforeseen Conditions

Should any adverse conditions be discovered relating to the surfaces to be painted, and these conditions could not have been figured from a visual inspection at the time of the bid or Proposal, Customer shall pay additional charges for any work made necessary by such adverse conditions. Any work made necessary by such adverse conditions; provided, however, that Platinum shall first obtain Customer prior written approval before commencing any work made necessary by such adverse conditions. A Change Order will be written by a Platinum Representative to be signed by the Customer.

Proposal Prices Subject to Change

Prices are subject to change by Platinum after thirty (30) days from the date this contract is first delivered to Customer.

Cancellation Policy

If, for any reason, the owner needs to cancel this contract and it is at no fault of Platinum Coatings, the owner will forfeit 20% of the contracted amount PLUS actual costs incurred by Platinum Coatings.

Warranty and Disclaimer of Warranties

Repairs – N/A

Platinum expressly warrants a properly painted surface that is (1) uniform in appearance, color and sheen, (2) free of foreign material, streaks, lumps, skins, runs, sags, misses, and strike-through, and (3) in accordance with the manufacturer's specifications. Also, Platinum shall be responsible for removal of painting errors (i.e., overlaps, and spots) caused by Platinum. The paint manufacturer (and not Platinum) shall provide Customer with a manufacturer's warranty. Compliance with the express warranty of Platinum above shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Platinum's express warranty does not apply to (a) latent damage and/or defects, (b) failure of and/or defects in substrate and/or prior applications, (c) interior and/or exterior moisture damage, the existence of tannin, pre-existing rust and/or acids, (d) fire, (e) acts of God, (f) failure due to structural or design defects or settling, (g) natural disasters, (h) surfactant leaching, (I) surfaces exposed to excessive wear and/or to foreign substances, (j) any and all horizontal surfaces, (k) failure due to lack of maintenance, (l) high-pops, nail pops, and/or vandalism. (m) varnished surfaces (o) interior/exterior windows (p) decks (q) work performed with customer supplied paint, (r) metal fence & railing systems. The foregoing disclaimers of warranties shall apply to all work performed by Platinum including but not limited to product applications, wood repair, siding replacement, etc.

For limited warranty to take effect customer must do the following:

1. Pay the full contract price
2. Retain a copy of this agreement
3. Promptly notify Platinum of defective workmanship



1100 W Littleton Blvd, Ste 220
Littleton, CO 80120
(720) 309-6163 FAX (303) 932-0830
www.platinumcoatings.com

PROPOSAL & CONTRACT

Date: 1-22-25

CUSTOMER: South Shore HOA

CONTACT: Angel Duran / The Management Trust

PROJECT: Multi-family Exterior

PROJECT ADDRESS: 27151 E Lakeview Dr, Aurora, CO 80016

BILLING ADDRESS: **Please Advise**

PHONE: 303-750-0994 x 2366

EMAIL: angel.duran@managementtrust.com

Platinum Coatings hereto referred to as Platinum, and the Customer noted above, in consideration of the mutual promises made herein, hereby agrees as follows:

Scope of the Work

The proposed bid price includes all materials, labor, equipment, taxes, insurance, and all other incidental costs for the work set forth.

RIDGE DISTRICT (Yellow Area – Option 1):

Prepare & solid color stain approximately 4,425LF of split-rail & picket fence.

Fences will be stained in color: Behr 760C-2 Country Beige

See attached map with fences to be stained outlined in red.

Fence will be stained on the community side only. Top & bottom edges of boards will be prepped/stained IF the rabbit fence is installed on the inside of split-rail. IF rabbit fence is installed on the outside of split-rail, we cannot access these edges from the community side of the fence.

RIDGE DISTRICT (Blue Area – Option 2):

Prepare & solid color stain approximately 4,295LF of split-rail & picket fence.

Fences will be stained in color: **Behr 760C-2 Country Beige**

See attached map with fences to be stained outlined in red.

Fence will be stained on the community side only. Top & bottom edges of boards will be prepped/stained IF the rabbit fence is installed on the inside of split-rail. IF rabbit fence is installed on the outside of split-rail, we cannot access these edges from the community side of the fence.

Customer/Homeowners are responsible for trimming all growth/vegetation away from surfaces of fence to be stained. Chicken wire or rabbit fencing attached to split-rail fence will inhibit our ability to fully stain all surfaces. Areas not cleared prior to staining will be coated to the best of our ability. Chicken wire/Rabbit fence not removed prior to staining will get stain on it.

All common areas need to be mowed a minimum of 3' out from the fence.

The work includes:

- ✓ Power wash all surfaces scheduled for staining. All water will be trucked in.
- ✓ Areas that cannot be accessed by the power washer will be wiped free of dirt/debris.
- ✓ Scrape and wire brush all loose and peeling stain.
- ✓ Protect all bushes and shrubbery as is possible. Protect all concrete patios & walkways.
- ✓ All Trash should be picked up to perimeter of Building on a Daily Basis.
- ✓ Apply Sherwin-Williams SuperDeck Solid Acrylic Stain to all Ridge District fences.
- ✓ 2 coats on all surfaces, wet-on-wet; using a spray & back roll/back brush application process.
- ✓ De-mask, clean work area of Buildings at Completion of each Project.
- ✓ Platinum will post notices on all doors of work being performed 48 hours prior.

Project Schedule

The Work to be performed under this contract shall be commenced as mutually agreed. All exterior work is of course subject to weather conditions. Work shall be performed only (a) during the hours of 7am-7pm Monday through Saturday and (b) when weather conditions are as approved by the manufacturer. Customer shall be notified of unscheduled delays, and Platinum shall not be responsible for delays caused by third parties. **It is Platinum's commitment to provide on-site supervision and have employees on the job every day until the project is completed.**

The Contract Price

\$16,150 / Ridge District (Yellow – option 1), using Sherwin-Williams Solid Stain, as described above

\$15,700 / Ridge District (Blue– option 2), using Sherwin-Williams Solid Stain, as described above

Platinum Coatings proposes for the work to be performed in accordance with noted specifications under this contract to provide material and labor under the following terms:

Deposit

The Sum of 40% shall be required in order to secure a position on Platinum’s painting schedule. Once we receive a signed copy of your bid and the deposit, we will contact you for scheduling. An additional 40% will be required at the halfway point of the project. The remainder will be due 10 days from the completion of Final Walk Thru and Touch ups. Timely payment by Customer is of the essence.

Acceptance of Proposal – The above prices, specification and conditions, and each of the terms and conditions set forth on the next pages of this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

PLATINUM COATINGS

Contractor’s Authorized Signature: _____

Print Name: Shane Riede_____

Title: Account Manager_____ Date: 1/22/2025_____

Customer’s Authorized Signature: _____

Print Name: _____

Title: _____ Date: _____

Terms and Conditions

Completion

The project, or any part thereof, shall be deemed to be completed by Platinum when Customer completes a Exterior or Interior Punch Out or walk thru and is satisfied that the job has been completed in accordance with the specifications. However, if customer does not demonstrate due diligence to meet with myself or Crew Leader at completion of the project, the customer cannot withhold payment and must pay within the terms of this contract. A follow up walk thru will be arranged at everyone's convenience.

Change Orders

Change orders should be in writing and signed by both Customer and a representative of Platinum in the event the estimated cost of any change exceeds \$200. Any alterations, changes or additions approved by Customer involving extra cost of material and/or labor will become an additional charge over and above the contract price. Change orders may not be in the form of a formal written contract, but nonetheless the customer will be responsible for payment to Platinum for these changes.

Failure of Customer to Pay

In the event that Platinum must collect amounts due and unpaid from Customer, Customer agrees to pay all costs allowed by law and reasonable attorney's fees incurred in collections efforts. Any due and unpaid amounts owed by Customer to Platinum shall accrue interest at a rate of 10% per month. In the event of a returned check, an administration fee of \$50.00 shall be assessed, in addition to bank charges paid by Platinum.

Unforeseen Conditions

Should any adverse conditions be discovered relating to the surfaces to be painted, and these conditions could not have been figured from a visual inspection at the time of the bid or Proposal, Customer shall pay additional charges for any work made necessary by such adverse conditions. Any work made necessary by such adverse conditions; provided, however, that Platinum shall first obtain Customer prior written approval before commencing any work made necessary by such adverse conditions. A Change Order will be written by a Platinum Representative to be signed by the Customer.

Proposal Prices Subject to Change

Prices are subject to change by Platinum after thirty (30) days from the date this contract is first delivered to Customer.

Cancellation Policy

If, for any reason, the owner needs to cancel this contract and it is at no fault of Platinum Coatings, the owner will forfeit 25% of the contracted amount PLUS actual costs incurred by Platinum Coatings.

Warranty and Disclaimer of Warranties

Fence Staining- 1-year warranty

Platinum expressly warrants a properly painted surface that is (1) uniform in appearance, color and sheen, (2) free of foreign material, streaks, lumps, skins, runs, sags, misses, and strike-through, and (3) in accordance with the manufacturer's specifications. Also, Platinum shall be responsible for removal of painting errors (i.e., overlaps, and spots) caused by Platinum. The paint manufacturer (and not Platinum) shall provide Customer with a manufacturer's warranty. Compliance with the express warranty of Platinum above shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Platinum's express warranty does not apply to (a) latent damage and/or defects, (b) failure of and/or defects in substrate and/or prior applications, (c) interior and/or exterior moisture damage, the existence of tannin, pre-existing rust and/or acids, (d) fire, (e) acts of God, (f) failure due to structural or design defects or settling, (g) natural disasters, (h) surfactant leaching, (I) surfaces exposed to excessive wear and/or to foreign substances, (j) any and all horizontal surfaces, (k) failure due to lack of maintenance, (l) high-pops, nail pops, and/or vandalism. (m) varnished surfaces (o) interior/exterior windows (p) decks (q) work performed with customer supplied paint, (r) metal fence & railing systems. The foregoing disclaimers of warranties shall apply to all work performed by Platinum including but not limited to product applications, wood repair, siding replacement, etc.

For limited warranty to take effect customer must do the following:

1. Pay the full contract price
2. Retain a copy of this agreement
3. Promptly notify Platinum of defective workmanship

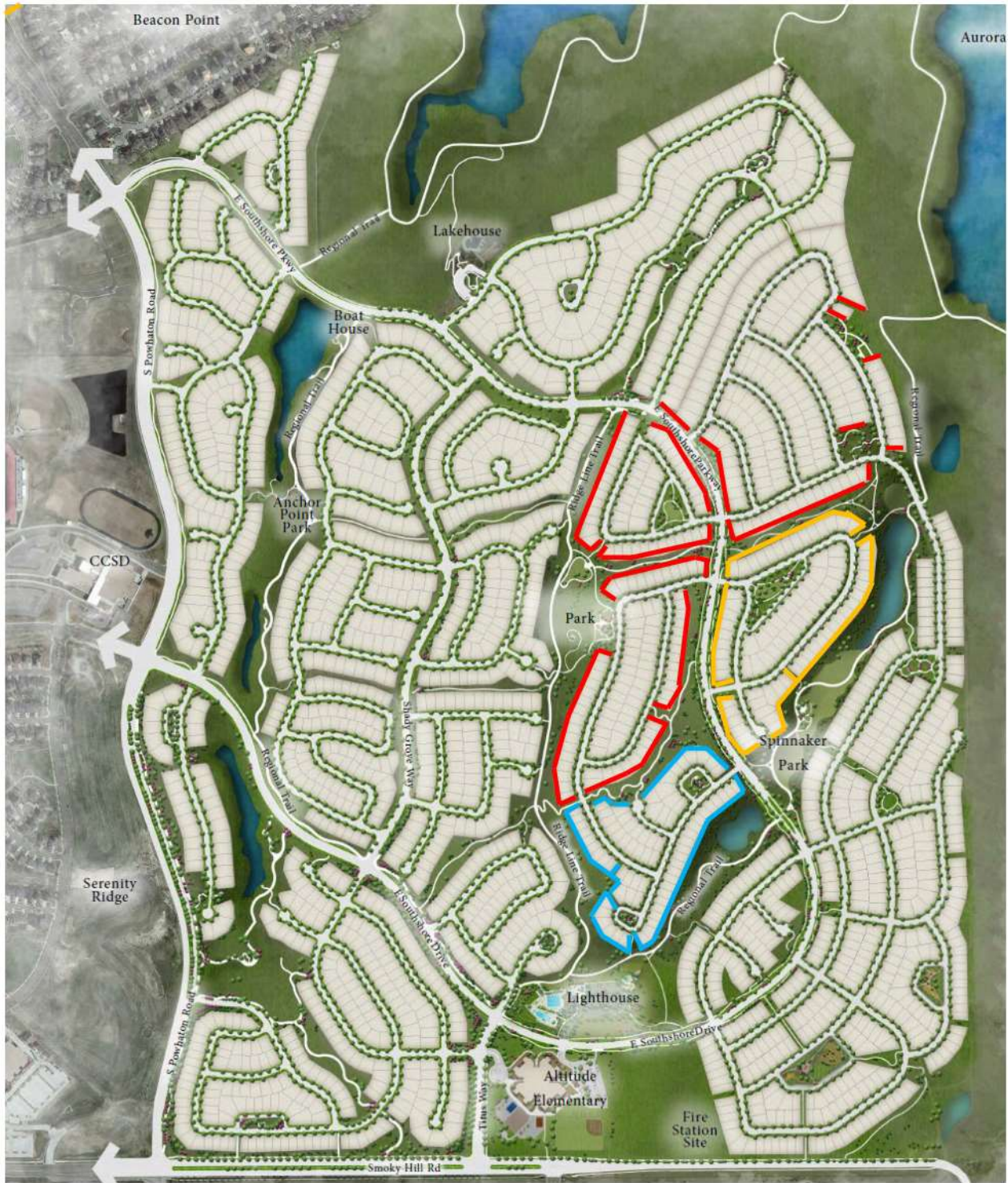


Cannot address edges where rabbit fence is installed on outside of split-rail. Homeowner's need to remove items like this faux screen prior to staining or it will get stain on it.



Lights and screens must be removed by homeowners prior to commencement of project.

Routinely Exceptional



Ridge & Lake Red
Base Price

Ridge Yellow
Option 1

Ridge Blue
Option 2

ESTIMATE



Prepared For

Southshore HOA
27151 E Lakeview Dr
Aurora, Co

Convurt Trends LLC.

Phone: (720) 382-4549
Email: convurttrends@gmail.com
Web: www.convurttrends.com

Estimate # 1310
Date 02/06/2025

Description	Rate	Quantity	Total
Yellow fence replacement 2x6x8 cedar rails 80 boards 6x6x6 post 16 post 1x4x8 cedar bottom trim 26 boards	\$13,900.00	1	\$13,900.00
Blue fence replacement 2x6x8 cedar rails = 180 boards 6x6x6 post= 18 post 2x4x8 cedar rail= 1 board 1x4x4 cedar pickets= 40 boards	\$21,400.00	1	\$21,400.00
	Subtotal		\$35,300.00
	Total		\$35,300.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Southshore HOA

ESTIMATE



Prepared For

Southshore HOA
27151 E Lakeview Dr
Aurora, Co

Convurt Trends LLC.

Phone: (720) 382-4549
Email: convurttrends@gmail.com
Web: www.convurttrends.com

Estimate # 1307
Date 02/04/2025

Description	Rate	Quantity	Total
-------------	------	----------	-------

Blue mark fence stain 4,295LF fence	\$3.72	4,295	\$15,977.40
--	--------	-------	-------------

Steps
Pressure wash fence
Scrap any loose or peeling paint
Mask off non painted areas
Spray & backroll stain for uniform finish
Demask & clean

Sherwin williams SuperDeck solid stain

Any chicken wire, lights, vines must be removed exception of some homeowners are ok with us spraying the chicken wire

Yellow marked fence stain 4,425LF	\$3.72	4,425	\$16,461.00
--------------------------------------	--------	-------	-------------

Steps
Pressure wash fence
Scrap any loose or peeling paint
Mask off non painted areas
Spray & backroll stain for uniform finish
Demask & clean

Sherwin williams SuperDeck solid stain

Any chicken wire, lights, vines must be removed exception of some homeowners are ok with us spraying the chicken wire

Subtotal	\$32,438.40
-----------------	-------------

Total	\$32,438.40
--------------	--------------------

By signing this document, the customer agrees to the services and conditions outlined in this document.

Southshore HOA



CUSTOM DECKS

7045 S Fulton St Ste 240 • Centennial, CO 80112-3700 • Phone: 3033513325

Kevin Chan
Phone: 720.695.0093

Job Address:
27151 E. Lakeview Dr.
Aurora, CO 80016

Print Date: 10-29-2024

Proposal for Kevin Chan (Redecking and New Railing)

Hello,

I have attached your estimate for your new project. This price includes everything for your project except the cost of your permit, engineering and any cost of upgrades required by city, county, HOA or engineers. Permit prices vary from city to city and county to county so we are not able to include a price for the permit until the permit is issued. Engineering may be required by building departments for various reasons but is not required on all projects so we do not include this in our bids. Based on engineering, larger footings, or framing members may be required. Cost for upgraded footings/framing will be determined and will be based on engineers requirements. Any sprinkler lines damaged as a result of digging for this project are to be repaired by others. Custom Decks is not responsible for any damage to sprinkler lines. We will submit all the paperwork for your HOA and your permit. Once your permit is ready, we will pay for it and pick it up and add that amount to the final payment at the completion of the project. Your HOA will notify you once they have approved your plans.

All of our builders are certified by Custom Decks and are subject to consistent quality control checks. We carry a \$1 million liability insurance policy and are happy to provide a copy of that to you upon request. We keep a clean job site and pack out all our trash. We typically start our days by 9:00 am and work until just before dusk.

This proposal is guaranteed for 30 days from the date it was sent.

****THIS EMAIL DOES NOT ALLOW REPLIES, SO PLEASE CONTACT ME VIA SEPARATE EMAIL (greg.e@newcustomdecks.com), CALL OR TEXT *****

Main Deck

- This is to replace all the decking, railing and staircases on the main upper back deck.



Items	Description	Price
Redecking or Framing	<p>Re-Decking for Composite with hidden fasteners. This price includes re-decking with Trex Transcend, Deckorators Voyage, TimberTech Reserve, or Fiberon Sanctuary. - decking and will be run perpendicular to the existing framing</p> <p>Price assumes existing framing is suitable to install new decking. Repairs/Replacement needed to existing framing will be assessed after demolition and if any is needed then a change order will be applied.</p>	\$82,800.00
500 - Composite Railings	<p>511: TimberTech - Radiance Rail Deck Railing</p> <p>*This is for the deck railing (this line item price does not include the stair landing railing nor stair railing)</p> <p>- Made from a mix of recycled wood and plastic fibers, TimberTech composite railing boasts superior durability to wood, while being extremely low maintenance.</p> <p>- Composite top and bottom rail with aluminum balusters and composite post sleeves.</p>	\$27,945.00
500 - Composite Railings	<p>511b: TimberTech - Radiance Stair Rail</p> <p>- Made from a mix of recycled wood and plastic fibers, TimberTech composite railing boasts superior durability to wood, while being extremely low maintenance.</p> <p>- Composite top and bottom rail with aluminum balusters and composite post sleeves.</p> <p>- Angled to the correct degree of the staircases and will mount on the outer edge of the landings and stair treads</p> <p>*this is the total cost for both angled stair railing on both staircases coming down the main deck.</p>	\$16,905.00
1050 - Composite Stairs	<p>1021 - Composite Staircases</p> <p>- This is to completely rebuild the (2) staircases from the main deck.</p> <p>- All new stringer structure included</p> <p>- New treads and fully enclosed risers</p> <p>- Fascia down both sides of the staircases</p> <p>*Does not include the landings, see separate line items</p>	\$12,609.75
500 - Composite Railings	<p>511: TimberTech - Radiance Railing for Stair Landings</p> <p>*This is for the (4) stair landings railing</p> <p>- Made from a mix of recycled wood and plastic fibers, TimberTech composite railing boasts superior durability to wood, while being extremely low maintenance.</p> <p>- Composite top and bottom rail with aluminum balusters and composite post sleeves.</p>	\$7,762.50
1300 - Demolition	<p>1302c - Existing Deck Boards, railing, and staircase removal</p> <p>*includes dumpsters and haul away</p> <p>Please note: Required demolition that is revealed by the removal of the primary structure will require a change order for removal.</p>	\$5,750.00

Items	Description	Price
1030 Landings	1031 - Rebuild (3) Stair Landing - Stair landing are a great way to break up long runs of stairs. This landing provides a stopping point during the stair run and gives you the opportunity to continue the same direction or turn 90 degrees left or right. *This includes the (2) 90° turn landings and the 4ft 6in x 4ft 7in mid landing	\$3,260.25
1030 Landings	1033b - Redeck Top of stair Landing - This is to re-deck the 6ft x 6ft top of stair landing using new composite decking to match the rest of the deck.	\$1,324.80
1500 - Plans & Renderings	1502 - Comprehensive Design <ul style="list-style-type: none"> • 3D CAD renderings of project for owner view and approval • Permit office submission if requested • Technical Measuring and site visits for accuracy • HOA submission administration. • Permit fee from county and/or city not included • Site Visits from the Lead Designer not included. • Color, material or other minor adjustments included at no additional cost. • Up to 2 project re-designs are included before additional charge. Additional charge will be \$150- \$500 depending on time needed for change. 	\$975.00
050 - Deck Framing & Flooring Options	062 - Add Inlay's into the floor <ul style="list-style-type: none"> - To avoid any end to end joints/butt joints in the decking multiple inlays are required. - Cost for inlays is \$35.91 per linear ft. for straight perpendicular inlays to rest of decking - Final design/# of inlays will be confirmed during design phase. 	\$0.00
Payment Structure	Payments for this project will be scheduled as follows: 10% due as a down payment upon approval of proposal 10% due upon approval of HOA or Permit (if necessary) 30% due at start of construction 40% due as progress payment prior to install of final railing/final inspection 10% due as final payment	\$0.00

Total Price: \$159,332.30

Click this link to explore payment and financing options with Acorn Financial

We can also offer a 12-Month Same As Cash Financing option as well!!

****THIS EMAIL DOES NOT ALLOW REPLIES, SO PLEASE CONTACT ME VIA SEPARATE EMAIL, CALL OR TEXT****

We would like to thank you very much for giving us the opportunity to bid your project. Please feel free to reach out if you have any questions or if there is anything else we can do to earn your business.

Our company was founded in 1997, put our knowledge and expertise to work for you.

Thanks!

Greg Ehrhart
Design Consultant

Custom Decks Inc.
7045 S. Fulton St. Suite #240
Centennial, CO 80112
www.NewCustomDecks.com
(303) 351-DECK office
(303) 956-3063 direct
greg.e@newcustomdecks.com

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



RTC Restoration & Renovation

RTC Restoration & Renovation
6342 E. County Road 18
Loveland, Co 80534-4015
970-663-3400

Insured: Lakehouse at Southshore
Property: 27151 E Lakeview Drive
Aurora, CO 80016

E-mail: angel.duran@managementtrust.com

Estimator: Tyler Linden
Company: RTC RESTORATION & RENOVATION

Business: (970) 663-3400
E-mail: tyler@regionaltown.com

Claim Number: N/A

Policy Number: N/A

Type of Loss: Other

Date Contacted: 5/30/2024 1:08 PM

Date of Loss:

Date Received: 5/30/2024 1:08 PM

Date Inspected: 5/31/2024 1:08 PM

Date Entered: 6/13/2024 1:05 PM

Price List: CODE8X_OCT24
Restoration/Service/Remodel
Estimate: LAKEHOUSE-DECKING

- Bid to replace deck railing and all existing decking boards. Cost covers all labor and materials.
- Once demo begins, if it is discovered that any structural items(joists/beams)below the decking are rotted or damaged, RTC will contact facilities manager to obtain approval before proceeding with any supplemental joist replacement.



RTC Restoration & Renovation

RTC Restoration & Renovation
6342 E. County Road 18
Loveland, Co 80534-4015
970-663-3400

LAKEHOUSE-DECKING

Generals

DESCRIPTION	QTY
68. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.50 EA
75. Commercial Supervision / Project Management - per hour	8.00 HR

Lakehouse Deck Railing

Deck1	Height: 3'
DESCRIPTION	QTY
76. 2" x 2" x 8' #2 treated pine (material only)	309.00 EA
77. 2" x 6" x 20' #2 treated pine (material only)	24.00 EA
79. 2" x 6" x 12' #2 treated pine (material only)	2.00 EA
80. 4" x 4" x 8' - treated lumber post - material only	2.00 EA
81. 2" x 6" x 10' #2 treated pine (material only)	2.00 EA
82. R&R Deck hand rail/guard rail - Labor only	259.33 LF
84. 2" x 6" x 8' #2 treated pine (material only)	1.00 EA
103. Deck planking - 2" x 6" x 12' - Polymer - mat. only	20.00 EA
Replace stair tread/steps with trex-type material to match the main deck.	
92. Paint deck handrail - 2 coats paint	259.00 LF
93. Carpenter - General Frammer - per hour	63.00 HR
94. Painter - per hour	32.00 HR
95. General clean - up	6.00 HR
101. Handrail - Steel pipe - Detach & reset	80.00 LF

Main Decking

Deck1	Height: 3'
DESCRIPTION	QTY
111. Deck planking - 2" x 6" x 20' - Polymer - mat. only	198.00 EA
113. R&R 6" wood polymer decking - Labor only (per SF)	1,950.00 SF
114. Deck planking - 2" x 6" x 12' - Polymer - mat. only	33.00 EA
116. Carpenter - General Frammer - per hour	63.00 HR



RTC Restoration & Renovation

RTC Restoration & Renovation
6342 E. County Road 18
Loveland, Co 80534-4015
970-663-3400

Grand Total

\$107,688.72

Tyler Linden

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	549.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	