

**NOTICE OF REGULAR MEETING OF
THE CANYONS METROPOLITAN DISTRICT NO. 7**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors (the “Board”) of The Canyons Metropolitan District No. 7 (the “District”), located in the City of Castle Pines, Douglas County, Colorado, will be held on:

Date: August 14, 2024

Time: 10:00 a.m.

Location: Via Zoom Teleconference

To access the meeting: <https://zoom.us/j/97269919390?pwd=NFJwODJ5RFJlU2lsdy9nTUdqdTV4UT09>

Meeting ID: 972 6991 9390 Passcode: 971159

Board of Directors:	Office:	Term Expires:
Michele Miller	President	May 2027
Dennett Hutchinson	Vice President/ Secretary	May 2027
Jessica McDonagh	Treasurer	May 2025
Jeff Kappes	Assistant Secretary	May 2025
Derek Zahler	Assistant Secretary	May 2025

Agenda

- 1) Call to Order
- 2) Declaration of Quorum/ Disclosure of Potential Conflicts of Interest
- 3) Approval of Agenda
- 4) Public Comment: Comments are limited to three (3) minutes per person.
 - a) Drainage Mitigation in Common Area
 - b) Other Comments
- 5) Consent Agenda
 - a) Approval of Minutes of Regular Meeting held July 10, 2024
 - b) Approval of First Addendum to Independent Contractor Agreement with Heatherly Creative for Website Remediation Services
 - c) Ratify Filing of 2023 Financial Audit
- 6) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financial Statements for period ending June 30, 2024
 - c) Discussion re Authorization for Repayment of Developer Operations Advances
- 7) Legal Matters
 - a) Consider Acceptance of Tracts via Quitclaim Deeds from Shea Canyons, LLC (enclosure)



- b) Update re Intergovernmental Agreement with the City of Castle Pines, Colorado re Park and Recreation Ownership, Operation, and Maintenance
 - c) Executive Session: the Board reserves the right to enter into Executive Session for the following purposes: Discussing matters subject to negotiation and strategy pursuant to § 24-6-402(4)(e), C.R.S. related to Intergovernmental Agreement with City of Castle Pines, Colorado re Park and Recreation Ownership, Operation, and Maintenance.
- 8) Construction Matters
- a) Construction Update
 - b) Consider Approval of License Agreement from Shea Canyons, LLC to Westbridge Landscape Maintenance (enclosure)
- 9) Management Matters
- a) Manager's Report (enclosure)
 - b) BrightView Monthly Maintenance Report – July
 - c) Discuss SDA Conference
- 10) Other Business
- 11) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
September 11, 2024 10:00 a.m.



**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
THE CANYONS METROPOLITAN DISTRICT NO. 7 (THE “DISTRICT”)
HELD July 10, 2024**

A regular meeting of the Board of Directors of The Canyons Metropolitan District No. 7 (referred to hereafter as the “Board”) was convened on Wednesday, July 10, 2024, at 10:00 a.m. This meeting was held via Zoom and was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michele Miller, President
Dennett Hutchinson, Vice President/Secretary
Jessica McDonagh, Treasurer
Jeff Kappes, Assistant Secretary
Derek Zahler, Assistant Secretary

Also, In Attendance Were:

Sarah Esther, Rachel Hillis, Andrea Weaver, Hannah Wasson, Ben McDowell, and Lane Melott; Advance HOA Management
Zachary P. White; White Bear Ankele Tanaka & Waldron P.C., District General Counsel
Eric Keesen and Dylan Futrell; BrightView Landscaping
Dave Birt; Shea Canyons, LLC, Construction Manager
2 Members of the Public

**ADMINISTRATIVE
MATTERS**

Call to Order: Upon a motion by Director Miller, seconded by Director Hutchinson, unanimously carried the meeting was called to order at 10:00 a.m.

Declaration of Quorum/ Director Conflict of Interest Disclosures: A quorum was confirmed. Attorney White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: Upon a motion by Director Kappes, seconded by Director McDonagh, unanimously carried the Board approved the Agenda as presented.

**PUBLIC
COMMENTS**

An owner residing on Rim Ridge Drive reported a neighbor’s vendor parking a landscape trailer on the street for extended periods, blocking the flow of traffic. Mr. McDowell informed the owner that Castle Pines is the authority for enforcement on

streets accepted by the City and recommended contacting the City's Public Works Department. The directive was confirmed by Legal Counsel and supported by the Board of Directors.

CONSENT AGENDA

Approval of Minutes of Regular Meeting held June 12, 2024, Consider Approval/Ratification of Payables, Consider Approval of Unaudited Financial Statements for period ending May 31, 2024: Director Kappes requested that the Financial Statements be listed as separate Agenda items for the next meeting. Following review, upon a motion duly made by Director Miller, seconded by Director McDonagh and, upon vote, unanimously carried, the Board unanimously approved and/or ratified, as appropriate, Consent Agenda items.

FINANCIAL MATTERS

Review of 2023 Financial Audit: Ms. Weaver reviewed the Financial Audit with the Board. Director McDonagh requested additional time to review the Financial Audit. Following discussion, upon a motion duly made by Director Kappes, seconded by Director Miller and upon vote, unanimously carried, the Board unanimously accepted the 2023 Financial Audit subject to Director McDonagh's final review.

LEGAL MATTERS

Consider Adoption of Resolution Adopting Parking Rules and Regulations: Mr. White presented the Resolution Adopting Parking Rules and Regulations. Director Hutchinson suggested adding clarifying language to specify the District's enforcement authority and its applicability. Following review, upon a motion duly made by Director Miller, seconded by Director Hutchinson and upon vote, unanimously carried, the Board unanimously approved the Resolution Adopting Parking Rules and Regulations contingent upon the inclusion of the additional clarifying language from Legal Counsel.

Consider Approval of District Website Maintenance Remediation Contractor: Mr. White presented proposals from Streamline and Heatherly Creative to provide website remediation services. The Board reviewed the documents required to be posted to the website, relative costs of the two service providers, and the future uses of the District's website. Following discussion, upon a motion duly made and seconded, the Board approved the proposal from Heatherly Creative to remediate the District's website.

Consider Approval of Intergovernmental Agreement with the City of Castle Pines, Colorado re Park and Recreation Ownership, Operation, and Maintenance: Mr. White updated the Board regarding the IGA currently being negotiated with the City. No further action was taken at this time.

Executive Session: An Executive Session was not required.

CONSTRUCTION MATTERS

Consideration of an Independent Contractor Agreement with BrightView for Landscape Maintenance for "Westridge": Mr. McDowell presented the Independent Contractor Agreement. Mr. White advised the Board that the District does not own the property on the south side of Westridge, so it will need access rights from Shea Canyons, LLC to maintain the landscape improvements that were installed by the District. Following discussion, the Board acknowledged Director Miller would

finalize approval contingent upon the District securing a license from Shea Canyons, LLC to maintain the landscape improvements on the south side of Westbridge Drive. Following review and discussion, upon a motion duly made by Director Kappes, seconded by Director Hutchinson and upon vote, unanimously carried, the Board unanimously approved the Independent Contractor Agreement with BrightView for Landscape Maintenance for Westridge subject to Shea Canyons' authorization as described above and Director Miller's signing of the associated Agreement(s).

Consider Proposal from Metro Fence for Staining: Mr. McDowell presented the proposal for fence staining, noting that it is a phased approach for maintenance and can be phased out in accordance with the budget. Director Miller requested more information regarding the phased stain approach and pricing for budget purposes. No action was taken.

**MANAGER/
OPERATIONS
MATTERS**

Manager's Report: Mr. McDowell reviewed the Report with the Board.

BrightView Monthly Maintenance Report - June: Mr. Futrell reviewed the report with the Board.

OTHER BUSINESS

None.

ADJOURMENT

There being no further business to come before the Board at this time, following a motion by Director Hutchinson, seconded by Director Kappes, unanimously carried, the meeting was adjourned at 11:28 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**FIRST ADDENDUM TO
CONTRACT**
(District Website Maintenance and Management)

This FIRST ADDENDUM TO CONTRACT (the “**First Addendum**”) is entered into the 14th day of August, 2024, by and between THE CANYONS METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and Heatherly Creative, LLC, a Colorado limited liability corporation (the “**Contractor**”), collectively referred to herein as the “**Parties.**”

RECITALS

WHEREAS, the Parties entered into that certain *Contract*, dated November 9, 2022, for District Website Maintenance and Management Services (the “**Contract**”); and

WHEREAS, the Contract sets forth the services to be performed under the Contract and provides a Compensation Schedule for the performance of such services; and

WHEREAS, the Parties wish to amend the Contract to include additional services concerning website accessibility in order to remediate the District’s website platform to meet required WCAG 2.1 guidelines (the “**Additional Services**”); and

WHEREAS, the Contractor is willing to perform the Additional Services for the additional compensation noted herein (the “**Additional Compensation**”) and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

CONTRACT

1. ADDITIONAL SERVICES AND ADDITIONAL COMPENSATION. The Contractor hereby agrees to perform the Additional Services set forth in **Exhibit A-1**, attached hereto and incorporated herein by this reference, for the Additional Compensation also noted with Exhibit A-1.

2. CONTRACT. Except as expressly modified by this First Addendum, all terms and provisions of the Contract shall remain in full force and effect.

3. COUNTERPART EXECUTION. This First Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies of this First Addendum may be delivered by

facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories to this First Addendum.

[Remainder of Page Intentionally Left Blank. Signature Page Follows.]

IN WITNESS WHEREOF, the Parties have executed this First Addendum as of the date set forth above. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this First Addendum.

DISTRICT:

THE CANYONS METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

CONTRACTOR:

Heatherly Creative, LLC, a Colorado limited liability corporation

By: _____
Its: _____

EXHIBIT A-1
(ADDITIONAL SERVICES AND ADDITIONAL COMPENSATION)

Additional Services:

The Contractor shall scan, identify and remediate the District’s website platform to best meet required WCAG guidelines (as of the date of this First Addendum, the WCAG guideline standards are 2.1). Services are limited to the District’s website platform only and do not include PDF accessibility remediation or other services (except for this detailed in the Contract). Current accessibility standards to be best met will be defined by the Colorado Governor’s Office of Information Technology “Rules Establishing Technology Accessibility Standards (8 CCR 1501-11).

Accessibility services to include:

- Propose and implement alternations to the District’s current website template, page structure, number of pages, navigation structure, content and design elements to best meet WCAG guidelines.
- Assist as needed in the development of an accessibility statement for the District’s website.
- Collaborate with the District’s legal counsel on best practices for updating website content while maintaining compliance.
- Partner with Silktide, or similar service, to monitor and improve accessibility through automated scans, identification of non-conforming website elements and report on remediation progress.
- Remediate non-conformation webpage elements in a timely manner.
- Provide quarterly reports from the Silktide dashboard, or similar service, to review current compliance level status and monitor progress of remediation.

Additional Compensation:

A one-time remediation service fee not to exceed \$1,000.00.

On going compliance matter

Balance Sheet

The Canyons Metropolitan District No. 7

As Of 6/30/2024



Name	General Fund	Special Revenue Fund	Capital Projects Fund	Capital Repair and Replacement	GASB	Total
Asset						
Cash and Investments						
101010 - First Citizens General Fund	59,806.61	0.00	0.00	0.00	0.00	59,806.61
101020 - First Citizens Special Revenue	0.00	24,644.72	0.00	0.00	0.00	24,644.72
101050 - First Citizens Capital Projects Fund	0.00	0.00	1,015.00	0.00	0.00	1,015.00
102000 - First Citizens Petty Cash/Debit Card	1,500.22	0.00	0.00	0.00	0.00	1,500.22
103000 - ColoTrust General	1,307,883.54	0.00	0.00	0.00	0.00	1,307,883.54
103010 - ColoTrust Special	0.00	29,686.54	0.00	0.00	0.00	29,686.54
103060 - ColoTrust Capital Repair	0.00	0.00	0.00	52,841.04	0.00	52,841.04
Total: Cash and Investments	1,369,190.37	54,331.26	1,015.00	52,841.04	0.00	1,477,377.67
Receivables						
120005 - Owner Payments in Transit	0.00	4,828.09	0.00	0.00	0.00	4,828.09
121200 - Accounts Receivable	0.00	11,654.33	0.00	0.00	0.00	11,654.33
121210 - Fines Receivable	100.00	0.00	0.00	0.00	0.00	100.00
121300 - Due from County Treasurer	136,781.74	0.00	0.00	0.00	0.00	136,781.74
Total: Receivables	136,881.74	16,482.42	0.00	0.00	0.00	153,364.16
Capital Assets						
160000 - Construction in Progress	0.00	0.00	0.00	0.00	33,139,583.00	33,139,583.00
160010 - Land	0.00	0.00	0.00	0.00	199,000.00	199,000.00
160100 - Landscape Improvements	0.00	0.00	0.00	0.00	748,542.00	748,542.00
160105 - Accumulated Depreciation - Landscape	0.00	0.00	0.00	0.00	(74,854.40)	(74,854.40)
Total: Capital Assets	0.00	0.00	0.00	0.00	34,012,270.60	34,012,270.60
Total: Asset	1,506,072.11	70,813.68	1,015.00	52,841.04	34,012,270.60	35,643,012.43
Liability						
Liabilities						
201000 - Accounts Payable	7,269.51	0.00	0.00	0.00	0.00	7,269.51
201020 - Accounts Payable - Special Fund	0.00	56,727.69	0.00	0.00	0.00	56,727.69
201050 - Accounts Payable - Capital Fund	0.00	0.00	7,580.82	0.00	0.00	7,580.82
260020 - Retainage Payable - Special Fund	0.00	7,696.39	0.00	0.00	0.00	7,696.39
260050 - Retainage Payable	0.00	0.00	92,490.70	0.00	0.00	92,490.70
Total: Liabilities	7,269.51	64,424.08	100,071.52	0.00	0.00	171,765.11
Due to/from Other Funds						

Balance Sheet

The Canyons Metropolitan District No. 7

As Of 6/30/2024



Name	General Fund	Special Revenue Fund	Capital Projects Fund	Capital Repair and Replacement	GASB	Total
290010 - Due to/from Special Fund	(150.00)	0.00	0.00	0.00	0.00	(150.00)
290020 - Due to/from General Fund	0.00	150.00	0.00	0.00	0.00	150.00
Total: Due to/from Other Funds	(150.00)	150.00	0.00	0.00	0.00	0.00
Long-term Debt						
270000 - Developer Advance - Operations	0.00	0.00	0.00	0.00	190,220.09	190,220.09
270010 - Interest Payable - Operations Advances	0.00	0.00	0.00	0.00	81,327.61	81,327.61
Total: Long-term Debt	0.00	0.00	0.00	0.00	271,547.70	271,547.70
Deferred Inflows of Resources						
202020 - Prepaid Operation Fee	0.00	28,536.79	0.00	0.00	0.00	28,536.79
202025 - Great CO Payback	0.00	345.45	0.00	0.00	0.00	345.45
Total: Deferred Inflows of Resources	0.00	28,882.24	0.00	0.00	0.00	28,882.24
Total: Liability	7,119.51	93,456.32	100,071.52	0.00	271,547.70	472,195.05
Fund Balances						
Fund Balance						
301000 - Fund Balance - General	1,120,381.40	0.00	0.00	0.00	0.00	1,120,381.40
302000 - Fund Balance - Special Revenue	0.00	7,551.71	0.00	0.00	0.00	7,551.71
305000 - Fund Balance - Capital	0.00	0.00	(94,869.61)	0.00	0.00	(94,869.61)
306000 - Fund Balance - Capital Repair	0.00	0.00	0.00	51,424.93	0.00	51,424.93
307000 - Fund Balance - GASB	0.00	0.00	0.00	0.00	33,740,722.90	33,740,722.90
Total: Fund Balance	1,120,381.40	7,551.71	(94,869.61)	51,424.93	33,740,722.90	34,825,211.33
Total: Fund Balances	1,120,381.40	7,551.71	(94,869.61)	51,424.93	33,740,722.90	34,825,211.33
Net Income	378,571.20	(30,194.35)	(4,186.91)	1,416.11	0.00	345,606.05
Total Liabilities and Equity	1,506,072.11	70,813.68	1,015.00	52,841.04	34,012,270.60	35,643,012.43

Income Statement General Fund

The Canyons Metropolitan District No. 7

From 06/01/2024 - 06/30/2024



	Current Period			Year-to-date			Annual	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
Revenue								
Tax Revenue								
400000 - Property Taxes	136,190.80	119,101.00	17,089.80	471,718.16	434,746.00	36,972.16	439,633.00	(32,085.16)
400010 - Specific Ownership Taxes	2,606.64	3,297.25	(690.61)	16,260.58	19,783.50	(3,522.92)	39,567.00	23,306.42
400020 - Tax Related Interest	27.56	0.00	27.56	69.79	0.00	69.79	0.00	(69.79)
Total: Tax Revenue	138,825.00	122,398.25	16,426.75	488,048.53	454,529.50	33,519.03	479,200.00	(8,848.53)
Revenue								
424225 - Fines Assessed	100.00	0.00	100.00	300.00	0.00	300.00	0.00	(300.00)
455110 - Bank Interest - General Fund	5,843.03	4,583.33	1,259.70	33,148.51	27,499.98	5,648.53	55,000.00	21,851.49
Total: Revenue	5,943.03	4,583.33	1,359.70	33,448.51	27,499.98	5,948.53	55,000.00	21,551.49
Total: Revenue	144,768.03	126,981.58	17,786.45	521,497.04	482,029.48	39,467.56	534,200.00	12,702.96
Expense								
Administrative Expenses								
505010 - Management Fees	12,275.77	14,730.00	(2,454.23)	71,009.53	88,380.00	(17,370.47)	176,760.00	105,750.47
505015 - Accounting	0.00	5,062.50	(5,062.50)	9,065.64	30,375.00	(21,309.36)	60,750.00	51,684.36
505020 - Audit & Tax Preparation	0.00	475.00	(475.00)	0.00	2,850.00	(2,850.00)	5,700.00	5,700.00
505035 - Fines Waived	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
505040 - Legal Services	0.00	2,916.67	(2,916.67)	15,590.32	17,500.02	(1,909.70)	35,000.00	19,409.68
505050 - Insurance	0.00	0.00	0.00	7,996.00	7,550.00	446.00	7,550.00	(446.00)
505060 - SDA Dues	0.00	0.00	0.00	541.31	750.00	(208.69)	750.00	208.69
505130 - Postage & Delivery	187.19	0.00	187.19	1,195.36	0.00	1,195.36	0.00	(1,195.36)
505140 - Printing / Copies	206.30	0.00	206.30	3,418.85	0.00	3,418.85	0.00	(3,418.85)
505180 - Website	100.00	0.00	100.00	1,100.00	600.00	500.00	600.00	(500.00)
505400 - County Treasurer's Fee	2,043.26	549.50	1,493.76	7,076.86	3,297.00	3,779.86	6,594.00	(482.86)
560000 - Contingency	0.00	1,608.00	(1,608.00)	(121.94)	9,648.00	(9,769.94)	19,296.00	19,417.94
Total: Administrative Expenses	14,812.52	25,341.67	(10,529.15)	117,021.93	160,950.02	(43,928.09)	313,000.00	195,978.07
Other Expenses								
901010 - Transfer to Special Fund	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00	(25,000.00)
901060 - Transfer to Capital Repair Fund	0.00	0.00	0.00	903.91	0.00	903.91	0.00	(903.91)
Total: Other Expenses	25,000.00	0.00	25,000.00	25,903.91	0.00	25,903.91	0.00	(25,903.91)
Total: Expense	39,812.52	25,341.67	14,470.85	142,925.84	160,950.02	(18,024.18)	313,000.00	170,074.16
Net Income	104,955.51	101,639.91	3,315.60	378,571.20	321,079.46	57,491.74	221,200.00	(157,371.20)

Income Statement Special Revenue Fund

The Canyons Metropolitan District No. 7

From 06/01/2024 - 06/30/2024



	Current Period			Year-to-date			Annual	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
Revenue								
Revenue								
404000 - District Operations Fee	30,870.00	29,850.00	1,020.00	181,410.00	179,100.00	2,310.00	358,200.00	176,790.00
424200 - Late Fees	3,015.00	458.33	2,556.67	13,620.00	2,749.98	10,870.02	5,500.00	(8,120.00)
424210 - Interest Charges	220.63	0.00	220.63	888.76	0.00	888.76	0.00	(888.76)
434330 - NSF Fees	0.00	0.00	0.00	80.00	0.00	80.00	0.00	(80.00)
434340 - Legal Fees	0.00	0.00	0.00	4,038.00	0.00	4,038.00	0.00	(4,038.00)
455120 - Bank Interest - Special Fund	133.25	12.50	120.75	855.35	75.00	780.35	150.00	(705.35)
Total: Revenue	34,238.88	30,320.83	3,918.05	200,892.11	181,924.98	18,967.13	363,850.00	162,957.89
Other Revenues								
492020 - Transfer in from General	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00	(25,000.00)
Total: Other Revenues	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00	(25,000.00)
Total: Revenue	59,238.88	30,320.83	28,918.05	225,892.11	181,924.98	43,967.13	363,850.00	137,957.89
Expense								
Administrative Expenses								
505032 - Bad Debt Expense	638.58	0.00	638.58	1,536.17	0.00	1,536.17	0.00	(1,536.17)
505041 - Collection Expenses	2,080.00	0.00	2,080.00	6,960.00	0.00	6,960.00	0.00	(6,960.00)
Total: Administrative Expenses	2,718.58	0.00	2,718.58	8,496.17	0.00	8,496.17	0.00	(8,496.17)
Utilities								
606020 - Electricity	190.78	31.25	159.53	1,318.95	187.50	1,131.45	375.00	(943.95)
606090 - Water	36,108.51	2,187.50	33,921.01	75,361.65	13,125.00	62,236.65	26,250.00	(49,111.65)
Total: Utilities	36,299.29	2,218.75	34,080.54	76,680.60	13,312.50	63,368.10	26,625.00	(50,055.60)
Grounds Maintenance								
707000 - Landscape Contract	16,140.40	4,791.67	11,348.73	160,439.19	28,750.02	131,689.17	57,500.00	(102,939.19)
707040 - Landscape Projects	0.00	0.00	0.00	355.00	0.00	355.00	0.00	(355.00)
707060 - Landscape Repairs	3,158.00	1,041.67	2,116.33	3,158.00	6,250.02	(3,092.02)	12,500.00	9,342.00
707070 - Sprinkler System Repairs	0.00	1,041.67	(1,041.67)	0.00	6,250.02	(6,250.02)	12,500.00	12,500.00
707090 - Trails	0.00	520.83	(520.83)	0.00	3,124.98	(3,124.98)	6,250.00	6,250.00
707300 - Holiday Lighting/Decorations	0.00	1,250.00	(1,250.00)	0.00	7,500.00	(7,500.00)	15,000.00	15,000.00
707400 - Snow Removal	0.00	5,000.00	(5,000.00)	6,957.50	30,000.00	(23,042.50)	60,000.00	53,042.50
707500 - Fence Maintenance	0.00	1,666.67	(1,666.67)	0.00	10,000.02	(10,000.02)	20,000.00	20,000.00
707600 - Bridge Maintenance	0.00	541.67	(541.67)	0.00	3,250.02	(3,250.02)	6,500.00	6,500.00
707650 - Playground Maintenance	0.00	104.17	(104.17)	0.00	625.02	(625.02)	1,250.00	1,250.00
709000 - Grounds Contingency	0.00	906.25	(906.25)	0.00	5,437.50	(5,437.50)	10,875.00	10,875.00
Total: Grounds Maintenance	19,298.40	16,864.60	2,433.80	170,909.69	101,187.60	69,722.09	202,375.00	31,465.31
Total: Expense	58,316.27	19,083.35	39,232.92	256,086.46	114,500.10	141,586.36	229,000.00	(27,086.46)
Net Income	922.61	11,237.48	(10,314.87)	(30,194.35)	67,424.88	(97,619.23)	134,850.00	165,044.35

Income Statement Capital Projects

The Canyons Metropolitan District No. 7

From 06/01/2024 - 06/30/2024



	Current Period			Year-to-date			Annual	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
Revenue								
Revenue								
404650 - Developer Capital Contribution	3,025.42	12,500.00	(9,474.58)	93,000.25	75,000.00	18,000.25	150,000.00	56,999.75
455150 - Bank Interest - Capital Projects	0.34	0.00	0.34	15.00	0.00	15.00	0.00	(15.00)
Total: Revenue	3,025.76	12,500.00	(9,474.24)	93,015.25	75,000.00	18,015.25	150,000.00	56,984.75
Other Revenues								
490050 - Transfer in from General	0.00	0.00	0.00	903.91	0.00	903.91	0.00	(903.91)
Total: Other Revenues	0.00	0.00	0.00	903.91	0.00	903.91	0.00	(903.91)
Total: Revenue	3,025.76	12,500.00	(9,474.24)	93,919.16	75,000.00	18,919.16	150,000.00	56,080.84
Expense								
Capital Projects								
800000 - Construction	0.00	0.00	0.00	950.00	0.00	950.00	0.00	(950.00)
800010 - Accounting	0.00	416.67	(416.67)	0.00	2,500.02	(2,500.02)	5,000.00	5,000.00
800020 - Legal Services	0.00	416.67	(416.67)	0.00	2,500.02	(2,500.02)	5,000.00	5,000.00
800102 - Superblock Infrastructure - Phase 2	0.00	4,166.67	(4,166.67)	0.00	25,000.02	(25,000.02)	50,000.00	50,000.00
800105 - Landscape and Parks	3,653.42	7,500.00	(3,846.58)	11,596.66	45,000.00	(33,403.34)	90,000.00	78,403.34
890000 - Construction Contingency	0.00	0.00	0.00	85,559.41	0.00	85,559.41	0.00	(85,559.41)
Total: Capital Projects	3,653.42	12,500.01	(8,846.59)	98,106.07	75,000.06	23,106.01	150,000.00	51,893.93
Total: Expense	3,653.42	12,500.01	(8,846.59)	98,106.07	75,000.06	23,106.01	150,000.00	51,893.93
Net Income	(627.66)	(0.01)	(627.65)	(4,186.91)	(0.06)	(4,186.85)	0.00	4,186.91

Income Statement Capital Repair

The Canyons Metropolitan District No. 7

From 06/01/2024 - 06/30/2024



	Current Period			Year-to-date			Annual	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
Revenue								
Revenue								
455160 - Bank Interest - Capital Repair Fund	233.79	208.33	25.46	1,416.11	1,249.98	166.13	2,500.00	1,083.89
Total: Revenue	233.79	208.33	25.46	1,416.11	1,249.98	166.13	2,500.00	1,083.89
Total: Revenue	233.79	208.33	25.46	1,416.11	1,249.98	166.13	2,500.00	1,083.89
Net Income	233.79	208.33	25.46	1,416.11	1,249.98	166.13	2,500.00	1,083.89

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
The Canyons Metropolitan District No. 7									
FCB General Fund 3957 xxxx3957									
1276170	4/30/2024	Voucher Payment	Advance HOA Mgmt Inc	CMD-ACT-03	6/3/2024		Check	22	1,063.00
			GL Account				Department	Amount Memo	
			505015 - Accounting					1,063.00	CMD-ACT-03 - Accounting hours
1273277	4/30/2024	Voucher Payment	Advance HOA Mgmt Inc	CYMD-2024-8	6/3/2024		Check	23	3,508.94
			GL Account				Department	Amount Memo	
			505010 - Management Fees					3,508.94	CYMD-2024-8 - Payroll
1287100	5/22/2024	Voucher Payment	Advance HOA Mgmt Inc	CYMD-2024-9	6/3/2024		Check	24	3,508.94
			GL Account				Department	Amount Memo	
			505010 - Management Fees					3,508.94	CYMD-2024-9 - Payroll
1296349	6/1/2024	Voucher Payment	Advance HOA Mgmt Inc	2024-06-01	6/17/2024		Check	25	5,499.75
			GL Account				Department	Amount Memo	
			505010 - Management Fees					5,499.75	Management Fee 06.2024 (\$650+\$4.75 per closed unit - 1021 units)
1305458	5/31/2024	Voucher Payment	Advance HOA Mgmt Inc	CMD-ACT-04	6/17/2024		Check	26	1,063.00
			GL Account				Department	Amount Memo	
			505015 - Accounting					1,063.00	May 2024 Accounting
1304544	5/31/2024	Voucher Payment	Advance HOA Mgmt Inc	CYMD-2024-10	6/17/2024		Check	27	3,629.88
			GL Account				Department	Amount Memo	
			505010 - Management Fees					3,629.88	Payroll
1301590	5/31/2024	Voucher Payment	CliftonLarsonAllen LLP	L241295816	6/17/2024		Check	28	3,366.30
			GL Account				Department	Amount Memo	
			505010 - Management Fees					3,366.30	January Services
1301588	5/31/2024	Voucher Payment	CliftonLarsonAllen LLP	L241244025	6/17/2024		Check	28	6,919.65
			GL Account				Department	Amount Memo	
			505015 - Accounting					6,919.65	

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
1301589	5/31/2024	Voucher Payment	CliftonLarsonAllen LLP	L241293679	6/17/2024		Check	28	6,099.30
			GL Account				Department		Amount Memo
			505010 - Management Fees						6,099.30
1301587	5/31/2024	Voucher Payment	CliftonLarsonAllen LLP	L241202251	6/17/2024		Check	28	5,466.99
			GL Account				Department		Amount Memo
			505015 - Accounting						5,466.99 2023 Services
1305456	5/31/2024	Voucher Payment	Orten Cavanagh Holmes & Hunt, LLC	146425	6/17/2024		Check	29	1,026.70
			GL Account				Department		Amount Memo
			505040 - Legal Services						789.50
			505040 - Legal Services						237.20 Costs
Total FCB General Fund 3957 xxxx3957									41,152.45
FCB Special Revenue 9542 xxxx9542									
1283581	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc.	8909751	6/3/2024		Check	283	3,218.27
			GL Account				Department		Amount Memo
			707000 - Landscape Contract						3,218.27 8909751, Superblock Entry App #57
1289403	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc.	8915030	6/3/2024		Check	283	14,584.71
			GL Account				Department		Amount Memo
			707000 - Landscape Contract						15,352.33 Canyons 2022 Roadways App #10
			260020 - Retainage Payable - Special Fund						(767.62) Canyons 2022 Roadways App #10
1293033	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc.	8936812	6/4/2024		Check	284	3,115.89
			GL Account				Department		Amount Memo
			707000 - Landscape Contract						3,115.89 Canyons 2020 Roadway App #40
1293188	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc.	8936863	6/4/2024		Check	284	1,466.66
			GL Account				Department		Amount Memo
			707000 - Landscape Contract						1,466.66 8936863, Ramble Park, App #41

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
1293186	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc. GL Account 707000 - Landscape Contract	8937002	6/5/2024		Check	285	2,666.67
							Department	Amount Memo	
								2,666.67	8937002, Ramble Park Phase 2, App #30
1293187	5/31/2024	Voucher Payment	BrightView Landscape Services, Inc. GL Account 707000 - Landscape Contract	8937031	6/5/2024		Check	285	1,992.86
							Department	Amount Memo	
								1,992.86	8937031, Canyons 2021 Roadways, App #35
1285453	5/16/2024	Voucher Payment	CORE Electric Cooperative GL Account 606020 - Electricity	95617512-051624	6/6/2024		AutoDebit		100.11
							Department	Amount Memo	
								100.11	95617512, 4/11-5/14
1285454	5/16/2024	Voucher Payment	CORE Electric Cooperative GL Account 606020 - Electricity	95629020-051624	6/6/2024		AutoDebit		24.33
							Department	Amount Memo	
								24.33	95629020, 4/11-5/14
1306876	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300356-01-060624	6/11/2024		AutoDebit		1,415.85
							Department	Amount Memo	
								1,415.85	300356-01, 4/30-5/31
1306881	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300380-01-060624	6/11/2024		AutoDebit		543.40
							Department	Amount Memo	
								543.40	300380-01, 4/30-5/31
1306877	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300381-01-060624	6/11/2024		AutoDebit		2,629.98
							Department	Amount Memo	
								2,629.98	300381-01, 4/30-5/31
1306878	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300382-01-060624	6/11/2024		AutoDebit		4,364.52
							Department	Amount Memo	
								4,364.52	300382-01, 4/30-5/31

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
1306880	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300383-01-060624	6/11/2024		AutoDebit		6,816.15
							Amount Memo	6,816.15 300383-01, 4/30-5/31	
1306884	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300421-01-060624	6/11/2024		AutoDebit		241.43
							Amount Memo	241.43 300421-01, 4/30-5/31	
1306879	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300454-01-060624	6/11/2024		AutoDebit		3,464.58
							Amount Memo	3,464.58 300454-01, 4/30-5/31	
1306882	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300455-01-060624	6/11/2024		AutoDebit		983.85
							Amount Memo	983.85 300455-01, 4/30-5/31	
1306883	5/31/2024	Voucher Payment	Parker Water & Sanitation District GL Account 606090 - Water	300519-01-060624	6/11/2024		AutoDebit		3,486.93
							Amount Memo	3,486.93 300519-01, 4/30-5/31	
27602		Account Refund	Adana Leonard GL Account 101020 - First Citizens Special Revenue		6/11/2024		Check	286	60.00
							Amount Memo	60.00	
27592		Account Refund	Kimberly Black & Scott Sheridan GL Account 101020 - First Citizens Special Revenue		6/11/2024		Check	287	150.00
							Amount Memo	150.00	
27569		Account Refund	Cynthia Hoff GL Account 101020 - First Citizens Special Revenue		6/11/2024		Check	288	308.44
							Amount Memo	308.44	
27568		Account Refund	Kimberly & Javier Garcia GL Account 101020 - First Citizens Special Revenue		6/11/2024		Check	289	141.25
							Amount Memo	141.25	

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
27636		Account Refund	Suzan Zloth Trust		6/13/2024		Check	290	30.00
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						30.00
27679		Account Refund	Jeffrey & Leyla Giali		6/14/2024		Check	292	282.50
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						282.50
27682		Account Refund	Michael & Joelle Leyden		6/14/2024		Check	293	141.25
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						141.25
27683		Account Refund	Bradley & Melinda Beck		6/14/2024		Check	294	141.25
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						141.25
27675		Account Refund	William Correll		6/14/2024		Check	295	507.50
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						507.50
27681		Account Refund	Tony & Billie Rollins		6/14/2024		Check	296	141.25
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						141.25
27680		Account Refund	Wei Lin		6/14/2024		Check	297	141.25
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						141.25
27676		Account Refund	Steven & Megan Andrews		6/14/2024		Check	298	420.00
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						420.00
27678		Account Refund	Aaron & Paisley Huntoon		6/14/2024		Check	299	282.50
			GL Account				Department		Amount Memo
			101020 - First Citizens Special Revenue						282.50

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Source Id	Post Date	Source Name	Vendor / PE	Reference	Check Date	Void	Type	Check Num	Check Amount
27684		Account Refund	Sanjiv & Nehaben Topiwalla		6/14/2024		Check	300	141.25
			GL Account		Department		Amount Memo		
			101020 - First Citizens Special Revenue				141.25		
27677		Account Refund	The C & L Dick Family Trust		6/14/2024		Check	301	282.50
			GL Account		Department		Amount Memo		
			101020 - First Citizens Special Revenue				282.50		
27674		Account Refund	Marietta Companie		6/14/2024		Check	302	470.00
			GL Account		Department		Amount Memo		
			101020 - First Citizens Special Revenue				470.00		
1301547	6/1/2024	Voucher Payment	BrightSwell Industries,LLC	1	6/17/2024		Check	291	950.00
			GL Account		Department		Amount Memo		
			707060 - Landscape Repairs				950.00	Bush tree cleanup	
1306868	5/31/2024	Voucher Payment	CORE Electric Cooperative	96620656-060524	6/26/2024		AutoDebit		26.74
			GL Account		Department		Amount Memo		
			606020 - Electricity				26.74	96620656, 5/1-6/2	
27814		Account Refund	Amber & Shane Kimberly		6/26/2024		Check	303	30.00
			GL Account		Department		Amount Memo		
			101020 - First Citizens Special Revenue				30.00		
1306869	5/31/2024	Voucher Payment	CORE Electric Cooperative	96639420-060624	6/27/2024		AutoDebit		27.76
			GL Account		Department		Amount Memo		
			606020 - Electricity				27.76	96639420, 5/1-6/2	
Total FCB Special Revenue 9542 xxxx9542									55,791.63
FCB Capital Projects Fund 9551 xxxx9551									
1258640	4/23/2024	Voucher Payment	Sage Design Group, LLC	CANCA-139	6/13/2024		Check	5	2,075.42
			GL Account		Department		Amount Memo		
			800105 - Landscape and Parks				2,075.42	CANCA-139, Landscape architects	
Total FCB Capital Projects Fund 9551 xxxx9551									2,075.42
AssociationTotal:									99,019.50

Cash Disbursements

The Canyons Metropolitan District No. 7

From 6/1/2024 To 6/30/2024



Type	Num	Check Amount
AutoDebit	13	24,125.63
Check	30	74,893.87

QUIT CLAIM DEED

(No Documentary Fee Required - Exempt under § 39-13-102(2)(a), C.R.S.)

THIS DEED, made this ____ day of _____, 2024, by and between **SHEA CANYONS, LLC**, a Colorado limited liability company (“**Grantor**”), and **THE CANYONS METROPOLITAN DISTRICT NO. 7**, a quasi-municipal corporation and political subdivision of the State of Colorado whose address is c/o White Bear Ankele Tanaka & Waldron, Attention: 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122 (“**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM, unto Grantee, Grantee’s successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the property, situated, lying and being in the County of Douglas, State of Colorado, as more particularly described in **Exhibit A**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, the Grantee’s successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this **QUIT CLAIM DEED** on the date set forth above.

[Signature page follows.]

**EXHIBIT A
TO
QUITCLAIM DEED**

Legal Description of Property

Tracts A and C,
The Canyons Filing 1, 8th Amendment
City of Castle Pines, County of Douglas, State of Colorado.

QUIT CLAIM DEED

(No Documentary Fee Required - Exempt under § 39-13-102(2)(a), C.R.S.)

THIS DEED, made this ____ day of _____, 2024, by and between **SHEA CANYONS, LLC**, a Colorado limited liability company (“**Grantor**”), and **THE CANYONS METROPOLITAN DISTRICT NO. 7**, a quasi-municipal corporation and political subdivision of the State of Colorado whose address is c/o White Bear Ankele Tanaka & Waldron, Attention: 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122 (“**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM, unto Grantee, Grantee’s successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the property, situated, lying and being in the County of Douglas, State of Colorado, as more particularly described in **Exhibit A**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, the Grantee’s successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this **QUIT CLAIM DEED** on the date set forth above.

[Signature page follows.]

**Signature Page to Quitclaim Deed
 Between
 SHEA CANYONS, LLC, AS GRANTOR
 AND
 THE CANYONS METROPOLITAN DISTRICT NO. 7, AS GRANTEE**

GRANTOR:

SHEA CANYONS, LLC, a Colorado
 limited liability company

By: Shea Homes Limited Partnership, a
 California limited partnership, its
 Manager

By: _____
 Name: _____
 Title: _____

By: _____
 Name: _____
 Title: _____

STATE OF COLORADO)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of
 _____, 2024, by _____ as
 _____ and _____ as
 _____ of Shea Homes Limited Partnership, a California limited
 partnership, as Manager of Shea Canyons, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

 Notary Public

**EXHIBIT A
TO
QUITCLAIM DEED**

Legal Description of Property

Tracts A, B, C, D, and E,
The Canyons Filing No. 2, 1st Amendment
City of Castle Pines, County of Douglas, State of Colorado.

QUIT CLAIM DEED

(No Documentary Fee Required - Exempt under § 39-13-102(2)(a), C.R.S.)

THIS DEED, made this ____ day of _____, 2024, by and between **SHEA CANYONS, LLC**, a Colorado limited liability company (“**Grantor**”), and **THE CANYONS METROPOLITAN DISTRICT NO. 7**, a quasi-municipal corporation and political subdivision of the State of Colorado whose address is c/o White Bear Ankele Tanaka & Waldron, Attention: 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122 (“**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM, unto Grantee, Grantee’s successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the property, situated, lying and being in the County of Douglas, State of Colorado, as more particularly described in **Exhibit A**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, the Grantee’s successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this **QUIT CLAIM DEED** on the date set forth above.

[Signature page follows.]

Signature Page to Quitclaim Deed
Between
SHEA CANYONS, LLC, AS GRANTOR
AND
THE CANYONS METROPOLITAN DISTRICT NO. 7, AS GRANTEE

GRANTOR:

SHEA CANYONS, LLC, a Colorado
limited liability company

By: Shea Homes Limited Partnership, a
California limited partnership, its
Manager

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____ as _____ and _____ as _____ of Shea Homes Limited Partnership, a California limited partnership, as Manager of Shea Canyons, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Notary Public

**EXHIBIT A
TO
QUITCLAIM DEED**

Legal Description of Property

Tracts B, E, F, and H
The Canyons Filing No. 1, 3rd Amendment
City of Castle Pines, County of Douglas, State of Colorado

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Rajesh & Sushma Velamati		6689 Crossbridge Cir	Landscaping - Landscape not Installed		Open	7/29/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval.</p>										
George Brauchler, Jr	620984	7493 Copper Sky Ct	Landscaping - Landscape not Installed		Open	7/29/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
George Brauchler, Jr	620984	7493 Copper Sky Ct	Landscaping - Weeds		Open	7/29/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Wesam Yassin	621017	6659 Crossbridge Cir	Landscaping - Landscape not Installed		Open	7/29/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
Taylor & Christopher Morse li	621039	7564 Copper Sky Ct	Vehicles -		Open	7/29/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please move the trailer to the inside of your garage. Pursuant to Article 7, Section 7.2(m)(ii) in the Declarations of Architectural, Use and Maintenance Restrictions, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers may not be kept on the Property, except in enclosed garages.</p>										
Muthiah Nachlappan	621029	7307 Copper Sky Ct	Unightly Conditions - Storage	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please do not store items in your driveway. Pursuant to Article 7, Section 7.6(t) of the Declaration of Architectural Use, and Maintenance Restrictions, no personal property of any kind or type may be stored on any Lot except inside a Residence constructed on such Lot or any other Improvements (provided that storage of personal property within a garage shall be subject to the provisions of Section 7.6(m)) constructed on a Lot that have been approved by the ACC.</p>										
Muthiah Nachlappan	621029	7307 Copper Sky Ct	Landscaping - Landscape not Installed	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Abigail & Daniel Welch	621026	7567 Copper Sky Ct	Signs - Commercial Sign	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove your sign. Pursuant to the Design Guidelines, Section 3.15, unless otherwise approved by the CACC, signs and flags bearing commercial messages are prohibited.</p>										
Kathryn & Craig Halle	620935	7630 Copper Sky Ct	Signs - Commercial Sign	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove your sign. Pursuant to the Design Guidelines, Section 3.15, unless otherwise approved by the CACC, signs and flags bearing commercial messages are prohibited.</p>										
Allison Bert & Taylor Deutsch		7473 Copper Sky Way	Signs - Commercial Sign	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove your sign. Pursuant to the Design Guidelines, Section 3.15, unless otherwise approved by the CACC, signs and flags bearing commercial messages are prohibited.</p>										
Barry & Sabina Levin		7423 Copper Sky Way	Signs - Commercial Sign	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove your sign. Pursuant to the Design Guidelines, Section 3.15, unless otherwise approved by the CACC, signs and flags bearing commercial messages are prohibited.</p>										
Jieming Ma & Weiyang Nie	620882	7299 Copper Sky Way	Landscaping - Dead Plant Material	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please replace the dead tree. Pursuant to Section 2.9 in the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Monica Wang & Wajahat Ali	620824	7259 Copper Sky Way	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Tamara Sandoval	620840	7262 Copper Sky Way	Landscaping - Weeds	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
James & Kathrine Nash	620161	7042 Copper Sky Cir	Fencing - Paint Fence	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p> <p>Desc:Please stain your fence the approved stain color. Pursuant to Section 3.7(d) of the Design Guidelines, fence needs to be painted/stained using Sherwin Williams 3531 Solid Blue Shadow on both sides to receive two coats.</p>										
Kevin & Jennifer Henningsen	620320	6989 Copper Sky Cir	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Anjani Dachavaram	620685	6888 Sunstrand Ct	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Cary & Melissa Yocum	620666	6885 Sunstrand Ct	Vehicles -	Front Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Please move the commercial vehicle to the inside of your garage. Pursuant to Article 7, Section 7.2(m)(ii) in the Declarations of Architectural, Use and Maintenance Restrictions, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers may not be kept on the Property, except in enclosed garages.</p>										
Prasad & Srisuneetha Vepa	620782	6943 Sunstrand Ct	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Suman Sunkara	620555	6850 Copper Sky Cir	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Cynthia Vidal & Eva Maciel	620621	6836 Copper Sky Cir	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Jeremy & Caraline Domb	620909	1551 Golden Sill Dr	Trash Can -	Side Yard	Open	7/28/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Jeremy & Jessica Axel	620822	7203 Canyon Sky Trl	Unsightly Conditions - Unsightly Conditions		Open	7/24/2024	8/8/2024	7/24/2024	8/8/2024	7/24/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Artice 7, Section 7.11 in the Declaration of Architectural, Use and Maintenance Restrictions, no refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be kept, stored or allowed to accumulate on any part of the Property, except within an enclosed structure or when appropriately screened from view, except that any container containing such materials may be placed outside at proper times for garbage or trash pickup.</p>										
Jeremy & Jessica Axel	620822	7203 Canyon Sky Trl	Landscaping - Landscape not Installed		Open	7/24/2024	8/8/2024	7/24/2024	8/8/2024	7/24/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
Sarah Quevedo	620733	1604 Golden Sill Dr	Common Element Misuse -		Open	7/22/2024	8/6/2024	7/22/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove the debris in the open space area. Unless approved in writing in advance by the CACC through the Metro District manager, you are not allowed to use the open space(s) as an access point to install landscaping in side and/or rear yards, or for the storage of any landscaping materials. Access to rear yards must be through the front and not across any open space and/or common area. Owners determined to be in violation with the foregoing may be subject to fines and/or other sanctions, and held responsible for the cost to repair any damaged areas.</p>										

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Paul & Glenda Cole	620268	1491 Stablecross Dr	Landscaping - Dead Plant Material	Side Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please replace the dead tree. Pursuant to Section 2.9 in the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Praveen & Swapna Beeram	620374	1462 Stable View Pl	Basketball Hoops - Basketball Hoop Location	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please submit an application to the Architectural Committee for the basketball hoop. Pursuant to Section 3.3 of the Design Guidelines, Requests for free standing, pole mounted basketball hoops will be considered by the CACC in the front yard along the driveway only or inside the rear yard areas subject to the following considerations: driveway configuration, proximity to the property lines, proximity to the neighbor's living areas, landscaping and vehicles. Because of the narrow roadways, portable/moveable basketball hoops will not be allowed on roadways.</p>										
Danessa Beige Gates	620609	6350 Stable View St	Landscaping - Weeds	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Lopamudra Dash	620689	6331 Stable View St	Landscaping - Lawn		Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please mow your lawn. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Vladimir Hoklov	620652	6330 Stable View St	Unightly Conditions - Storage	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please do not store items in your driveway. Pursuant to Article 7, Section 7.6(t) of the Declaration of Architectural Use, and Maintenance Restrictions, no personal property of any kind or type may be stored on any Lot except inside a Residence constructed on such Lot or any other Improvements (provided that storage of personal property within a garage shall be subject to the provisions of Section 7.6(m)) constructed on a Lot that have been approved by the ACC.</p>										

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Srikanth Rekulapally	620730	6300 Stable View St	Landscaping - Weeds	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Srikanth Ravipati & Vinila Pol	620580	6295 Stablecross Trl	Landscaping - Weeds	Side Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Saimanju & Sudheer Chelamcherl	620611	6315 Stablecross Trl	Landscaping - Weeds	Side Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Oi Leng Chan	620729	1701 Stable View Dr	Landscaping - Weeds	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Shuangjin Xia	620717	1695 Stable View Dr	Landscaping - Weeds	Front Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Amanda Bergman	620391	1624 Saddlesmith Pl	Landscaping - Weeds	Side Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Venkat Raju Nomula	620423	1616 Saddlesmith Pl	Landscaping - Weeds	Side Yard	Open	7/20/2024	8/6/2024	7/20/2024	8/6/2024	7/22/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Kerry A. Groce	620960	7166 Canyon Sky Trl	Trash Can -	Front Yard	Open	7/5/2024	7/23/2024	7/5/2024	7/23/2024	7/8/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Troy & Debra Wahlenmaier	620494	6623 Canyonpoint Rd	Trash Can -	Side Yard	Open	7/5/2024	7/23/2024	7/5/2024	7/23/2024	7/8/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
William & Holly Husband	620751	6519 Canyonpoint Rd	Landscaping - Weeds	Front Yard	Open	7/5/2024	7/23/2024	7/5/2024	7/23/2024	7/8/2024 Courtesy Notice of Violation
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Aimee & James Love		6720 Crossbridge Cir	Landscaping - Landscape not Installed		Open	6/27/2024	8/21/2024	8/6/2024	8/21/2024	8/6/2024 Second Notice

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
Dhara & Nishat Shaikh	6694	Crossbridge Cir	Landscaping - Landscape not Installed		Open	6/27/2024	8/21/2024	8/6/2024	8/21/2024	8/6/2024 Second Notice
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Notwithstanding the foregoing, to the extent that such first Owner takes title to its Lot between October and the ensuing April, the deadline for installation of such initial landscaping shall be extended until the next occurring June 15. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
Steven & Patricia Corder	620892	2235 Skygazer Ct	Trash Can -	Front Yard	Open	6/25/2024	7/12/2024	6/25/2024	7/12/2024	6/27/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Steven Grandchamp	621007	7386 Canyon Sky Trl	Signs - Commercial Sign	Front Yard	Open	6/25/2024	7/12/2024	6/25/2024	7/12/2024	6/27/2024 Courtesy Notice of Violation
<p>Desc:Please remove your sign. Pursuant to the Design Guidelines, Section 3.15, unless otherwise approved by the CACC, signs and flags bearing commercial messages are prohibited.</p>										
Robert, Collin & Mary Mathews	620831	7422 Canyon Sky Trl	Trash Can -	Front Yard	Open	6/25/2024	7/12/2024	6/25/2024	7/12/2024	6/27/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Mark & Susan Moore	620779	7440 Canyon Sky Trl	Trash Can -	Front Yard	Open	6/25/2024	7/12/2024	6/25/2024	7/12/2024	6/27/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Ryan & Whitney Herrmann	620737	1494 Stablecross Dr	Architectural - Exterior Lighting		Open	6/24/2024	7/30/2024	6/24/2024	7/30/2024	7/15/2024 First Notice
<p>Desc:Please adjust your lighting so that it is pointed down does not cast a glare. The lighting is on past the designated times outlined in the Design Guidelines.</p> <p>Pursuant to Section 3.5 of the Design Guidelines, all lighting, including any security type fixture and/or other uses must be directed toward the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties or open spaces.</p> <p>Pursuant to Section 3.5 of the Design Guidelines, exterior/landscape lighting shall be placed on a timer, switch or otherwise be programmable to not illuminate from 10:00 p.m. to 6:00 a.m.</p>										
Renee Krause	620866	7351 Canyon Sky Trl	Landscaping - Weeds		Open	6/18/2024	7/23/2024	7/8/2024	7/23/2024	7/8/2024 First Notice
<p>Desc:Please remove weeds. Pursuant to Section 2.9 of the Design Guidelines, all landscaping improvements installed on your property and the tree lawn adjacent to the property shall be maintained in a neat and attractive condition. Minimum maintenance requirements include regular watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.</p>										
Renee Krause	620866	7351 Canyon Sky Trl	Landscaping - Landscape not Installed		Open	6/18/2024	7/23/2024	7/8/2024	7/23/2024	7/8/2024 First Notice
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Our records indicate that you closed on your home over 90 days ago and we have not received a design request form, indicating that either you haven't installed landscape yet or that you have installed your landscape without first obtaining ACC approval. Please submit a design review request form with all pertinent documentation. If you had previously submitted your plans and were approved, please send the original request along with the approval letter you had previously received and accept our apology.</p>										
Susanna Perry	620341	6433 Stablecross Trl	Landscaping - Landscape not Installed		Open	6/17/2024	8/21/2024	8/6/2024	8/21/2024	8/6/2024 Second Notice

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Evan & Gurgiana Bass		6735 Crossbridge Cir	Trash Can -	Side Yard	Open	6/16/2024	7/6/2024	6/16/2024	7/6/2024	6/21/2024 Courtesy Notice of Violation
<p>Desc:Pursuant to Article 8, Section 8.3(a) of the Declaration of Architectural Use and Maintenance Restrictions, within 90 days after the Recordation of an instrument conveying a Lot to the first Owner other than the Declarant or a Builder, subject, however, to reasonable delays resulting from weather conditions, or within such longer period as may be approved in writing by the ACC, the Owner of such Lot shall install landscaping on the Lot and any right-of-way immediately adjacent to the Lot. Our records indicate that you closed on your home over 90 days ago and that you haven't installed landscape yet. Please submit a photo of the completed landscaping.</p>										
AVW 2007 Trust	620966	6609 Crossbridge Cir	Trash Can -	Side Yard	Open	6/16/2024	7/6/2024	6/16/2024	7/6/2024	6/21/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Sai Lingam & Vishnupriya Padi	620923	7351 Copper Sky Ct	Architectural - Lighting Glare		Open	6/13/2024	7/2/2024	6/13/2024	7/2/2024	6/17/2024 Courtesy Notice of Violation
<p>Desc:The lighting was not approved by the Architectural Committee. The lighting is casting a glare and is on past the allowable times. Please submit an application for your lighting. Pursuant to Section 3.5 of the Design Guidelines, all lighting, including any security type fixture and/or other uses must be directed toward the ground and house whereby the light cone stays within the property boundaries and the light source does not cast glare onto adjacent properties or open spaces. Pursuant to Section 3.5 of the Design Guidelines, exterior/landscape lighting shall be placed on a timer, switch or otherwise be programmable to not illuminate from 10:00 p.m. to 6:00 a.m.</p>										
Katarzyna Kocol	620799	6825 Canyonpoint Rd	Trash Can -	Side Yard	Open	6/7/2024	7/22/2024	6/7/2024	6/25/2024	6/10/2024 Courtesy Notice of Violation
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Todd & Suzanna Stordahl	620847	6803 Canyonpoint Rd	Fencing - Paint Fence	Side Yard	Open	6/7/2024	7/31/2024	6/7/2024	6/25/2024	6/10/2024 Courtesy Notice of Violation
<p>Desc:Please stain your fence the approved stain color. Pursuant to Section 3.7(d) of the Design Guidelines, fence needs to be painted/stained using Sherwin Williams 3531 Solid Blue Shadow on both sides to receive two coats.</p>										
Benjamin Cunningham	620633	6730 Golden Sill Ct	Trash Can -	Side Yard	Open	6/7/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 First Notice

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
Jeffrey Brent Snyder & Gwenivere Katherine Snyder Living Trust	620914	7265 Copper Sky Ct	Trash Can -	Side Yard	Open	6/7/2024	6/25/2024	6/7/2024	6/25/2024	6/10/2024 Courtesy Notice of Violation
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
James Zakhem & Melissa Zakhem	620967	7293 Copper Sky Ct	Trash Can -	Side Yard	Open	6/7/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 First Notice
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
David Peterson Bell	620944	7612 Copper Sky Ct	Trash Can -	Side Yard	Open	6/7/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 First Notice
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
Tina & David Lemieux	620200	1674 Oakpoint Way	Trash Can -	Side Yard	Open	6/7/2024	8/14/2024	7/29/2024	8/14/2024	7/30/2024 First Notice
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
William & Meghan Angermann	620184	7061 Copper Sky Cir	Trash Can -	Side Yard	Open	6/7/2024	6/25/2024	6/7/2024	6/25/2024	6/10/2024 Courtesy Notice of Violation
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
Bill Flynn	620315	6999 Copper Sky Cir	Trash Can -	Side Yard	Open	6/7/2024	8/14/2024	7/28/2024	8/14/2024	7/30/2024 First Notice
Desc: Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.										
Paul & Glenda Cole	620268	1491 Stablecross Dr	Architectural - Lighting Timing		Open	6/4/2024	7/30/2024	7/15/2024	7/30/2024	7/15/2024 First Notice

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:The lighting is on past the allowable times. Please adjust your lighting. Pursuant to Section 3.5 of the Design Guidelines, all exterior lighting must be approved by the CACC prior to installation and also must be in accordance with the Design Guidelines. The lighting is on past the designated times outlined in the Design Guidelines. Pursuant to Section 3.5 of the Design Guidelines, exterior/landscape lighting shall be placed on a timer, switch or otherwise be programmable to not illuminate from 10:00 p.m. to 6:00 a.m.</p>										
Karen Tibbetts	620414	1454 Stable View PI	Architectural - Architectural Improvement not Approved		Open	5/13/2024	7/25/2024	7/10/2024	7/25/2024	7/10/2024 First Notice
<p>Desc:Please remove the artificial plant screening. The fencing and artificial plant screening was not approved by architectural committee.</p>										
Karen Tibbetts	620414	1454 Stable View PI	Trash Can -		Open	5/13/2024	7/6/2024	6/16/2024	7/6/2024	6/21/2024 First Notice
<p>Desc:Trash Can(s) visible from the street. Please store trash and recycle containers out of sight until the scheduled trash pickup day.</p>										
Danielle Dexter Rowell	620387	1632 Saddlesmith PI	Fencing - Paint Fence	Back Yard	Open	5/11/2024	8/7/2024	7/20/2024	8/7/2024	7/23/2024 Second Notice
<p>Desc:Please stain your fence the approved stain color. Pursuant to Section 3.7(d) of the Design Guidelines, fence needs to be painted/stained using Sherwin Williams 3531 Solid Blue Shadow on both sides to receive two coats.</p>										
Sudheer Reddy Kaku	621019	7517 Copper Sky Ct	Common Element Misuse -		Open	5/2/2024	8/23/2024	8/8/2024	8/23/2024	8/8/2024 Second Notice
<p>Desc:Please do not use the planted open space for construction activities or rear yard access. Pursuant to Section 7.6(o) of the Declaration of Architectural Use and Maintenance Restrictions, All landscaping on the Property shall be maintained in good condition in accordance with Article 8. Any areas on a Lot outside the fencing envelope established under the Design Criteria (if applicable) shall be kept in such area's natural state. Pursuant to Section 2.1 of the Design Guidelines, unless approved in writing in advance by the CACC through the Metro District manager, you are not allowed to use the open space(s) as an access point to install landscaping in side and/or rear yards, or for the storage of any landscaping materials. Access to rear yards must be through the front and not across any open space and/or common area. Owners determined to be in violation with the foregoing may be subject to fines and/or other sanctions, and held responsible for the cost to repair any damaged areas.</p>										
Reginald & Larcilia Shells	620762	6503 Canyonpoint Rd	Architectural - Architectural Improvement not Approved		Open	5/1/2024	7/23/2024	7/8/2024	7/23/2024	7/8/2024 Second Notice

Violation

The Canyons Metropolitan District No. 7

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
<p>Desc:The landscaping installed was not approved by architectural committee and does not meet the minimum plant requirements. Please submit a design review application for consideration.</p>										
Renee Krause	620866	7351 Canyon Sky Trl	Parking - Street Parking		Open	4/22/2024	8/2/2024	7/18/2024	8/2/2024	7/18/2024 Second Notice
<p>Desc:Please park in your garage or driveway. Pursuant to Article 7, Section 7.6(m)(i) of the Declaration of Architectural, Use and Maintenance Restrictions, if any Lot includes an enclosed garage, such enclosed garage must be used for vehicular parking and not for storage of personal property in a manner that prohibits vehicular parking. Vehicles of an Owner of a Lot shall be parked only in the garages, in the driveways servicing the Lots or in appropriate spaces or areas within a Lot as may be approved by the ACC from time to time, in that order of priority.</p>										
Xinxin Qu	620307	1642 Saddlesmith Pl	Fencing - Paint Fence		Open	4/11/2024	8/7/2024	7/20/2024	8/7/2024	7/23/2024 Second Notice
<p>Desc:Please stain your fence the approved stain color. Pursuant to Section 3.7(d) of the Design Guidelines, fence needs to be painted/stained using Sherwin Williams 3531 Solid Blue Shadow on both sides to receive two coats.</p>										
Marc & Elizabeth Parker	620903	7359 Canyon Sky Trl	Parking - Street Parking		Open	3/29/2024	7/23/2024	7/8/2024	7/23/2024	7/8/2024 Second Notice
<p>Desc:Please park in your garage or driveway. Pursuant to Article 7, Section 7.6(m)(i) of the Declaration of Architectural, Use and Maintenance Restrictions, if any Lot includes an enclosed garage, such enclosed garage must be used for vehicular parking and not for storage of personal property in a manner that prohibits vehicular parking. Vehicles of an Owner of a Lot shall be parked only in the garages, in the driveways servicing the Lots or in appropriate spaces or areas within a Lot as may be approved by the ACC from time to time, in that order of priority.</p>										

LICENSE TO ENTER REAL PROPERTY

SHEA CANYONS, LLC, a Colorado limited liability company, hereinafter called "Owner" hereby grants THE CANYONS METROPOLITAN DISTRICT NO. 7, a Colorado a quasi-municipal corporation and political subdivision of the State of Colorado, hereinafter called "Licensee", a nonexclusive, revocable license and right to enter upon Owner's real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Licensed Property"), for the exclusive purpose of: landscape installation, maintenance and replacement of landscape improvements by Licensee's landscape maintenance contractor.

The term of this License shall be effective August 14, 2024 for a period of two (2) years.

Neither Licensee nor its contractors or agents shall make any physical alterations to the Licensed Property beyond those reasonably necessary to fulfill the above purposes, nor shall they disturb native trees, shrubs or other vegetation or any drainage courses and shall return said Licensed Property to the substantially same condition as it was prior to the operations of Licensee pursuant to this License. Licensee shall not disturb or interfere with any of Owner's operations on said Licensed Property. Licensee shall comply with the Special Conditions set forth on Exhibit B attached hereto and incorporated herein.

Licensee's operations shall be conducted during daylight hours. Licensee shall notify Owner's representative, Advance HOA Management (Ben McDowell), in the event of any emergency or adverse condition upon the Licensed Property.

Licensee expressly acknowledges that nothing in this License shall authorize Licensee, or any person dealing with, through or under Licensee to subject the Licensed Property or any of Owner's Property to mechanic's liens. Licensee agrees to indemnify, hold harmless and defend Owner from any claim, liability, loss, damage, cost or expense (including, without limitation, any increase in property tax liability), including attorneys' fees, which Owner may incur or which may be asserted by reasons of any entry or work on or in relation to the Licensed Property through or under Licensee. Licensee agrees not to permit or suffer and, to the extent permitted or suffered, cause to be removed and released, any mechanic's lien, materialman's or other lien on account of supplies, machinery, tools, equipment, labor or materials furnished or used in connection with the entry or work upon or in relation to the Licensed Property, or Owner's adjacent property.

The Licensee shall indemnify, assume the defense of and hold free and harmless the Owner from any and all obligations, liabilities, claims, demands, loss, damage, cost or causes of action whatsoever in any way due to or arising out of or related to the activities of Licensee on Owner's Property or pursuant to this License.

Further, Licensee hereby assumes any risk involved in respect to the purpose for which this License is granted, and does hereby release and discharge the Owner from any liability

for loss, damage or injury incurred by Licensee arising out of Licensee's entry or presence upon the above Licensed Property or the Licensee's activities thereon pursuant to this License.

Licensee shall maintain Comprehensive General Liability Insurance covering its obligations to Owner under this License.

Dated this _____ day of _____, 2024.

OWNER:

SHEA CANYONS, LLC a Colorado limited liability company

By: Shea Homes Limited Partnership, a California limited partnership, its Manager

By: _____

Its: _____

By: _____

Its: _____

LICENSEE:

THE CANYONS METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

EXHIBIT A

Exhibit "A" to License to Enter Upon Real Property ("License") between SHEA CANYONS, LLC, a Colorado limited liability company and THE CANYONS METROPOLITAN DISTRICT NO. 7, a Colorado quasi-municipal corporation and political subdivision of the State of Colorado

Description of the Property

See attached sketch. Licensed Property is located within Lot 1, Block 6, Canyons Filing No. 2, 1st Amendment and Tract D, Canyons Filing No. 2, 1st Amendment, City of Castle Pines, County of Douglas, State of Colorado.

EXHIBIT B

Exhibit "B" to License To Enter Upon Real Property between SHEA CANYONS, LLC, a Colorado limited liability company ("Owner") and THE CANYONS METROPOLITAN DISTRICT NO. 7, a quasi-municipal corporation and political subdivision of the State of Colorado ("Licensee")

SPECIAL CONDITIONS

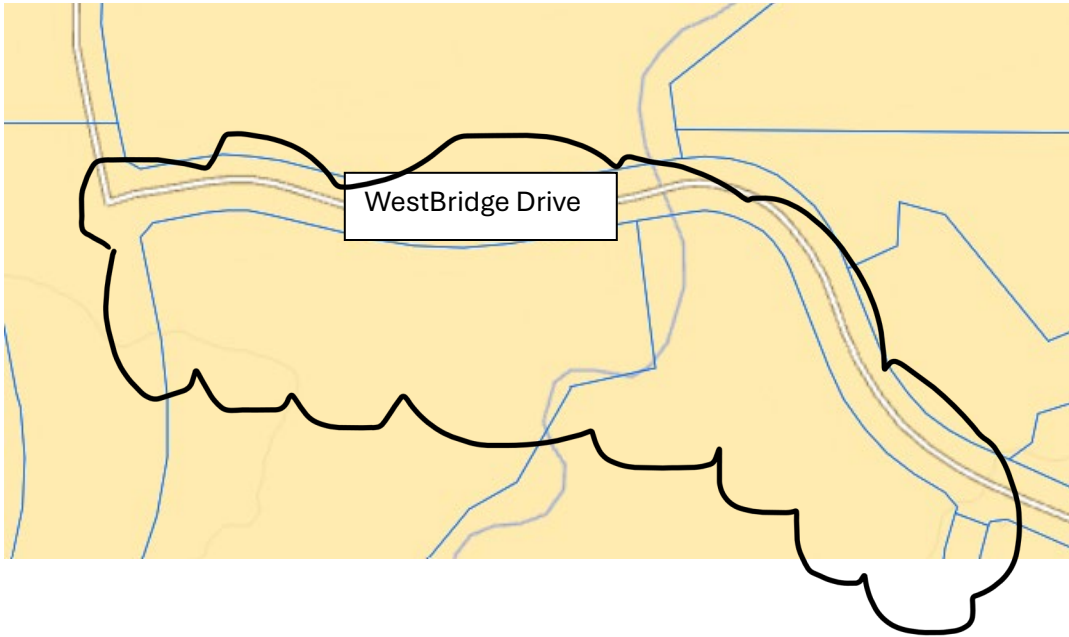
The following Special Conditions apply to the License between the parties in connection with the use of Owner's Property:

1. All vehicles should be equipped with fire extinguishers.
2. All gates opened for access should be closed immediately.
3. Do not litter the Property.
4. Do not unnecessarily wheel track the fields with vehicles. Use same, or previously existing, wheel tracks when possible.
5. Stormwater and Erosion Control.

Licensee agrees to comply with all federal, state and local laws, including, but not limited to, laws or regulations regarding stormwater runoff, sediment or erosion control, storm drainage, or any other water or sediment discharge (together, the "Permits"). Where Owner has obtained, or during the term of this License obtains, any Permit, Licensee, at its expense, shall (a) provide Owner with all information requested of Owner on such Permit application and which information is related to Licensee and Licensee's activities on the Licensed Premises, and (b) assume responsibility and liability for, and perform, any obligations set forth in the Permit as if Licensee had obtained the Permit for the Licensed Premises.

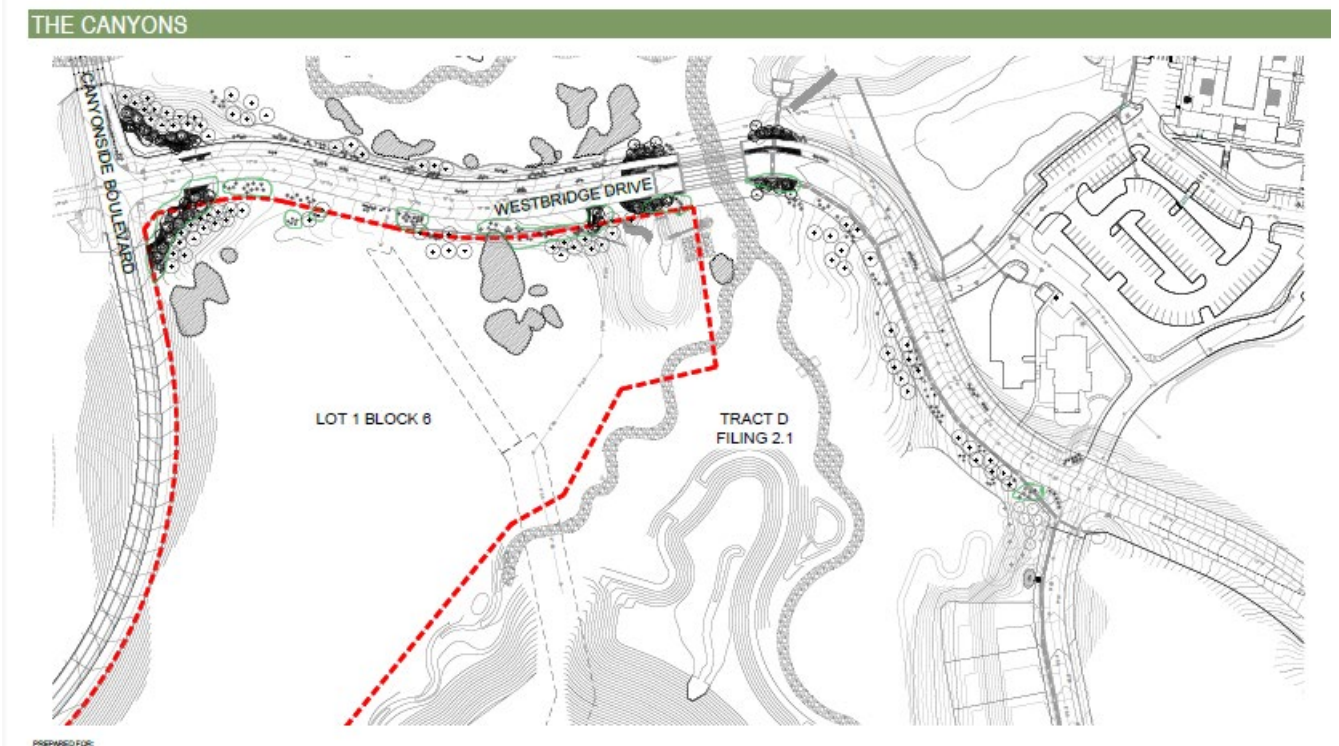
Sketch of Licensed Area

A portion of Lot 1, Block 6, Canyons Filing No. 2, 1st Amendment and
Tract D, Canyons Filing No. 2, 1st Amendment



Sketch of Licensed Area

Landscape improvements illustrated below which lie adjacent to Westbridge Drive within a portion of Lot 1, Block 6, Canyons Filing No. 2, 1st Amendment and Tract D, Canyons Filing No. 2, 1st Amendment



MANAGEMENT REPORT

COMMUNITY:	MANAGER:	REPORT DATE:
Canyons Metro District #7	Ben McDowell	August 8, 2024

Board Meeting Schedule: 2 nd Wednesday of each month – 10:00 am via Zoom (invite owned by WBA)	Board Term: 5 members, staggered terms: <ul style="list-style-type: none"> - Michele Miller, President – 2027 - Dennett Hutchinson, VP/Secretary –2027 - Jessica McDonagh, Treasurer –2025 - Jeff Kappes, Assistant Secretary –2025 - Derek Zahler, Assistant Secretary –2025
Operations Fee: \$30.00/month	Website: https://canyons7metro.org
Insurance: Colorado Special Districts Property and Liability Pool 12.31.24	Closed Units: 1046 Units which may be created: 2,500
Services: Landscape Maintenance, Snow Removal, Pet Stations, Compliance, ARC.	Dates to Note: <ul style="list-style-type: none"> - Irrigation startup
Architectural Committee: 2 nd & 4 th Wednesdays 11:00 am <ul style="list-style-type: none"> - Michele Miller - Thomas Schriefer - Erin Tripp - Gina Ackerman - Cheri Meyn 	Additional Information: <ul style="list-style-type: none"> - Compliance: 2x per month by Elana Reisman - Management team onsite average 1-2 times per week each - Landscaping must be installed in 90 days (or by June 15 if home closed after October)
Legal Counsel: <ul style="list-style-type: none"> - WBAPC: Zachary White - CC: Kristine N. Stone kstone@wbapc.com and Tate Crosby tcrosby@wbapc.com 	Builders: <ul style="list-style-type: none"> - Shea Homes - KB (Sub-Association – StableView) - Berkeley (Sub-Association - Villas at the Canyons) - TriPointe - Infinity - Toll Brothers

CURRENT PROJECTS / ACTION ITEMS

PROJECT	DESCRIPTION	STATUS
Compliance	Full audit of all closed units <ul style="list-style-type: none"> - Confirm approval of installed landscaping - Identify homes that require installation and timeline 	Underway
	Ensure open violations from CLA are moving forward and sent to attorneys / closed out	Underway
	Monthly taskforce meetings to identify compliance and maintenance / repair lists	ongoing
Architectural	Ongoing meetings 2x per month scheduled <ul style="list-style-type: none"> - 200 submissions since January meeting since previous BOD meeting. 	Complete / Ongoing
Landscaping	Working with Shea to identify current and future landscaping needs and status	Underway
Common Area Turnovers to MD	WBA leading – ongoing Advance HOA has map. Compiling invoices for reimbursement	
Owner Relations / Communication	Owner communication plan developed and being executed	Implemented
	Community Info Guide complete and posted to District website	Complete
	Public website – credentials and training for AHOA complete; AHOA owning public website postings	Ongoing
	Monthly Coffee Chats with owners	Ongoing
General	Replace mail kiosk stickers	In process
	Bridge – roof repair	In process
Compliance	71 open violations 228 sent year to date.	
Manager	Maintenance plan for fence repair	In process
Residents	Dog Waste Station Locations	1 moved
Budget	2025 Budget Prep	Underway
Trail Maintenance	Walked portion of trail with homeowner. Trail needs maintenance for overgrowth and washout. Seeking proposals for maintenance until turned over to the City	In process

ANNUAL CALENDAR - 2024

In Process

<i>January</i>	<ul style="list-style-type: none"> ▪ Board Meeting - January 10
<i>February</i>	<ul style="list-style-type: none"> ▪ Board Meeting - February 8
<i>March</i>	<ul style="list-style-type: none"> ▪ Board Meeting – March 13
<i>April</i>	<ul style="list-style-type: none"> ▪ Irrigation Start-up / Spring Clean-up ▪ Board Meeting – April 16
<i>May</i>	<ul style="list-style-type: none"> ▪ Property walk with Board & Manager - ▪ Backflow Inspection (TBC) ▪ Board Meeting – May 8
<i>June</i>	<ul style="list-style-type: none"> ▪ Board Meeting – June 12
<i>July</i>	<ul style="list-style-type: none"> ▪ Board Meeting – July 10
<i>August</i>	<ul style="list-style-type: none"> ▪ Budget – Assessed Values Released Aug. 15 ▪ Board Meeting – August 14
<i>September</i>	<ul style="list-style-type: none"> ▪ Renew Snow Contract (Year two of three-year contract) ▪ Board Meeting – September 11
<i>October</i>	<ul style="list-style-type: none"> ▪ Budget – Present Draft Budget to Board by October 15 ▪ Irrigation Shutdown / Fall Clean-up ▪ Property walk with Board & Manager ▪ Board Meeting – October 9
<i>November</i>	<ul style="list-style-type: none"> ▪ Board Meeting - November 13 ▪ Initiate Insurance Renewal
<i>December</i>	<ul style="list-style-type: none"> ▪ Board Meeting – December 13, approve budget