

BERKLEY SHORES METROPOLITAN DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Paul Malone	President	2022/May 2022
Philip Clow	Treasurer	2023/May 2023
Natalie Satt	Secretary	2022/May 2022
Michael Martines	Assistant Secretary	2022/May 2022
Victoria Almagno	Assistant Secretary	2023/May 2023

DATE: **November 2, 2020 (Monday)**

TIME: **10:00 A.M.**

LOCATION: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONA VIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM MEETING WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. THE DISTRICT BOARD MEETING CAN BE JOINED THROUGH THE DIRECTIONS BELOW:

<https://us02web.zoom.us/j/83966835589?pwd=UEUyNnNqbC94anB1NjYvUElpanVEUT09>

Phone: 1 (253) 215-8782 or 1 (669) 900-6833

Meeting ID: 839 6683 5589

Password: 886366

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest and confirm quorum.

- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

- C. Consider approval of Minutes from August 11, 2020 and September 16, 2020 Special Meetings (enclosures).

- D. Consider Regular Meeting dates for 2021 (suggested dates are _____). Review and consider approval of Resolution No. 2020-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
-

- E. Discuss and review proposals for general counsel services and consider engagement for services (to be distributed).
-

- F. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2021 SDA Website).
-

II. PUBLIC COMMENT

- A. _____
-

III. LEGAL MATTERS

- A. Review and ratify approval of the payment of claims as follows (enclosure):

Fund	Period Ending Oct. 16, 2020
General	\$ 6,874.36
Debt	\$ -0-
Capital	\$ 9,212.65
Total	\$ 16,087.01

- B. Consider engagement of Simmons & Wheeler PC for preparation of 2020 Audit, in the amount of \$_____ (to be distributed).
-

- C. Discus and consider acceptance of Cost Verification Report from Ranger Engineering, LLC.
-

- D. Consider approval of reimbursement to HDC 6300 Lowell Boulevard, LLLP under Facilities Funding and Acquisition Agreement in amount of costs verified by Ranger Engineering, LLC.
-

- E. Authorize and approve requisition of funds pursuant to the 2020 Bonds, and authorize necessary action in conjunction therewith.
-

- F. Conduct Public Hearing to consider Amendment to 2020 Budget (if necessary) and consider adoption of Resolution to Amend the 2020 Budget and Appropriate Expenditures.
-

- G. Conduct Public Hearing on the proposed 2021 Budget and consider adoption of Resolutions to Adopt the 2021 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2021 Budget, and Resolutions).
-

- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
-

- I. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3 (to be distributed)
-

- J. Consider appointment of District Accountant to prepare the 2022 Budget.
-

IV. Covenant Enforcement Matters

- A. Update on Covenants.
-

V. CONSTRUCTION MATTERS

- A. Discuss status of development.
-

VI. OTHER MATTERS

- A. Discuss process for transition of general counsel.
-

VII. ADJOURNMENT: **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2020.**

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BERKLEY SHORES METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
AUGUST 11, 2020

A special meeting of the Board of Directors of the Berkley Shores Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, August 11, 2020, at 1:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Zoom videoconference. One person was present at the following physical location: the offices of Highland Development Company, LLC, 2100 N. Downing Street, Colorado 80205. The meeting was open to the public via conference call.

Directors In Attendance Were:

Paul Malone (at the physical location)
Natalie Satt
Philip Clow
Victoria Almagno

Following discussion, upon motion duly made by Director Malone seconded by Director Satt and, upon vote, unanimously carried, the absence of Director Michael Martines was excused.

Also In Attendance Was:

David Solin and Peggy Ripko; Special District Services, Inc. ("SDMS")

Megan M. Becher and Jennifer S. Henry; McGeady Becher P.C.

Mike Sullivan; D.A. Davidson & Company

Ethan Anderson and Kim Reed; Ballard Spahr LLP

DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Becher requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Becher noted for the record that there were no new disclosures made by the Directors

RECORD OF PROCEEDINGS

present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes. It was noted that disclosure statements had been filed for all Directors.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the distributed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote unanimously carried, the Agenda for the special meeting was approved.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, the Board determined to conduct this meeting via videoconference and encouraged public participation via videoconference. The Board further noted that notice of the videoconference was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxing electors within the District's boundaries.

Public Comments: There were no public comments at this time.

Results of May 5, 2020 Cancelled Regular Directors' Elections: Attorney Becher discussed with the Board the results of the May 5, 2020 Regular Election for Directors ("Election"). It was noted the Election had been cancelled, as allowed under the statute, as there were not more candidates than seats available. Directors Almagno and Clow were deemed elected to three-year terms ending May 2023.

Appointment of Officers: Following discussion, upon a motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Paul Malone
Secretary:	Natalie Satt
Treasurer:	Philip Clow
Assistant Secretaries:	Michael Martines and Victoria Almagno

Minutes: The Board reviewed the Minutes of the February 24, 2020 Organizational Meeting Minutes.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Clow, seconded by Director Satt and, upon vote, unanimously carried, the Minutes of the February 24, 2020 Organizational Meeting were approved.

Engagement of District Manager and District Accountant: The Board reviewed the engagement of Special District Management Services, Inc. (“SDMS”) for District Management and Accounting Services.

Following review and discussion, upon motion duly made by Director Satt, seconded by Director Malone and, upon vote, unanimously carried, the Board ratified approval of the engagement of SDMS for District Management and Accounting Services.

Engagement of Bond Counsel: The Board discussed the engagement of Ballard Spahr LLP as Bond Counsel.

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board ratified approval of the engagement of Ballard Spahr LLP as Bond Counsel.

FINANCIAL MATTERS

District’s Operating Account and Authorized Signers: The Board discussed establishing the District’s Operating Account and authorizing signers on the account.

Following discussion, upon motion duly made by Director Malone, seconded by Director Clow and, upon vote, unanimously carried, the Board approved the opening of any necessary accounts at First Bank, authorized all Board Members to be as signers on the account, and designated Directors Malone and Almagno as approvers for all accounts payable.

Cost Certification Report from Ranger Engineering, LLC and Acceptance of District Reimbursable Costs: Director Malone reported to the Board that he is getting information to Mr. Koranda in order to prepare monthly reports.

Requisitions (under the Series 2020A Bonds) Authorizing Reimbursement to HDC 6300 Lowell Boulevard, LLP: Attorney Becher and Ms. Reed discussed with the Board the Requisitions (under the Series 2020A Bonds) Authorizing Reimbursement to HDC 6300 Lowell Boulevard, LLP. No action was taken.

Resolution No. 2020-08-01; Authorizing 2020 Budget Amendment: The Board discussed Resolution No. 2020-08-01; Adopting the 2020 Budget Amendment. Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board adopted Resolution

RECORD OF PROCEEDINGS

No. 2020-08-01; Adopting the 2020 Budget Amendment. The Resolution is attached hereto, and incorporated herein, by reference.

2021 Budget Preparation: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget. The Board determined to hold the public hearing to consider adoption of the 2021 Budget on Monday, November 2, 2020 at 10:00 a.m. at the regular meeting location.

LEGAL MATTERS

Engineering and Cost Verification Services: The Board reviewed the Service Agreement for Engineering and Cost Verification Services between the District and Ranger Engineering, LLC.

Following review, upon motion duly made by Director Malone, seconded by Director Clow and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Engineering and Cost Verification Services between the District and Ranger Engineering, LLC.

Construction of Water and Sewer Infrastructure: Attorney Becher and the Board discussed the status of construction of water and sewer infrastructure and conveyance of the same to Crestview Water and Sanitation District.

Resolution Authorizing the Issuance of the Berkley Shores Metropolitan District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A (3) in the Aggregate Principal Amount not to exceed \$3,000,000, Authorize the Execution of an Indenture of Trust, Bond Purchase Agreement, and Other Related Documents; Ratify and Confirm the Execution of Certain Documents; Make Determinations and Findings as to other Matters Related to such Transaction; Authorize Incidental Actions; and Repeal prior Inconsistent Actions: Ms. Reed discussed with the Board the Resolution Authorizing the Issuance of the Berkley Shores Metropolitan District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A (3) in the Aggregate Principal Amount not to exceed \$3,000,000, authorizing the execution of an Indenture of Trust, Bond Purchase Agreement, and other related documents; ratifying approval of the execution of certain documents; making determinations and findings as to other matters related to such transaction; authorizing incidental actions; and repealing prior inconsistent actions.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board approved the Resolution Authorizing the Issuance of the Berkley Shores Metropolitan District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2020A (3) in the Aggregate Principal Amount not to exceed \$3,000,000, authorized the execution of an Indenture of Trust, Bond Purchase Agreement, and other related documents; ratified approval of the execution of certain documents; made determinations and findings as to other matters related to such transaction; authorized incidental actions; and repealed prior inconsistent actions. In addition, the Board appointed Director Malone as sales delegate and District Representative and appointed the District Accountant as the Responsible Person in the Post Issuance Tax Compliance Policy.

Imposition of District Fees: The Board determined that this item can be removed from future agendas.

Resolution No. 2020-08-02; Regarding Continuing Disclosure Policies and Procedures: The Board discussed Resolution No. 2020-08-02; Regarding Continuing Disclosure Policies and Procedures.

Following discussion, upon motion duly made by Director Malone, seconded by Director Clow and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-08-02; Regarding Continuing Disclosure Policies and Procedures, subject to finalization of Continuing Disclosure Agreement.

COVENANT ENFORCEMENT

Covenants, Conditions and Restrictions of Berkley Shores: Attorney Becher discussed Covenants, Conditions and Restrictions of Berkley Shores.

Resolution No. 2020-08-03; Resolution Adopting the Rules and Regulations of Berkley Shores: The Board discussed Resolution No. 2020-08-03; Resolution Adopting the Rules and Regulations of Berkley Shores.

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-08-03; Resolution Adopting the Rules and Regulations of Berkley Shores.

Resolution No. 2020-08-04; Resolution Acknowledging and Adopting the Declaration of Covenants, Conditions and Restrictions of Berkley Shores: The Board discussed Resolution No. 2020-08-04; Resolution acknowledging and Adopting the Declaration of Covenants, Conditions and Restrictions of Berkley Shores.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-08-04; Resolution Acknowledging and Adopting the Declaration of Covenants, Conditions and Restrictions of Berkley Shores.

Resolution No. 2020-08-05; Resolution Adopting the Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions of Berkley Shores: The Board discussed Resolution No. 2020-08-05; Resolution Adopting the Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions of Berkley Shores.

Following discussion, upon motion duly made by Director Malone, seconded by Director Satt and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-08-05; Resolution Adopting the Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions of Berkley Shores.

CONSTRUCTION MATTERS

2020 Development/Construction Outlook: It was noted that construction will begin within the next week.

OTHER BUSINESS

There was no other business for discussion at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BERKLEY SHORES METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
SEPTEMBER 16, 2020

A special meeting of the Board of Directors of the Berkley Shores Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, September 16, 2020, at 10:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via conference call. The meeting was open to the public via conference call.

Directors In Attendance Were:

Paul Malone
Natalie Satt
Michael Martines
Victoria Almagno

Following discussion, upon motion duly made by Director Malone seconded by Director Martines and, upon vote, unanimously carried, the absence of Director Philip Clow was excused.

Also In Attendance Was:

David Solin; Special District Services, Inc. ("SDMS")

Megan M. Becher; McGeady Becher P.C.

DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Becher requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Becher noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes. It was noted that disclosure statements had been filed for all Directors.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the distributed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Malone, seconded by Director Martines and, upon vote unanimously carried, the Agenda for the special meeting was approved.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Malone, seconded by Director Martines and, upon vote unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, the Board determined to conduct this meeting via conference call and encouraged public participation via conference call. The Board further noted that notice of the videoconference was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxpaying electors within the District's boundaries.

Public Comments: There were no public comments at this time.

LEGAL MATTERS

Reimbursement for Verified District Eligible Costs

Engineering and Cost Verification Report: The Board discussed the Engineering and Cost Verification Report from Ranger Engineering, LLC, dated September 4, 2020 in the amount of \$493,879.41.

Following discussion, upon motion duly made by Director Martines, seconded by Director Malone and, upon vote, unanimously carried, the Board accepted the Engineering and Cost Verification Report from Ranger Engineering, LLC, dated September 4, 2020 in the amount of \$493,879.41.

Reimbursement to HDC 6300 Lowell Boulevard, LLLP under Facilities Funding and Acquisition Agreement: The Board discussed reimbursement to HDC 6300 Lowell Boulevard, LLP under the Facilities Funding and Acquisition Agreement in the amount of costs verified by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Martines, seconded by Director Malone and, upon vote, unanimously carried, the Board approved reimbursement to HDC 6300 Lowell Boulevard, LLP under the Facilities Funding and Acquisition Agreement in the amount of \$493,879.41 as verified by Ranger Engineering, LLC.

RECORD OF PROCEEDINGS

Requisition of Funds Pursuant to the 2020 Bonds: The Board discussed a requisition of funds pursuant to the 2020 Bonds.

Following discussion, upon motion duly made by Director Martines, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the requisition of funds in the amount of \$493.879.41 to HDC 630 Lowell Boulevard, LLLP pursuant to the 2020 Bonds and authorized necessary actions in conjunction therewith.

Resolution Regarding Continuing Disclosure Policies and Procedures: The Board discussed a Resolution Regarding Continuing Disclosure Policies and Procedures.

Following discussion, upon motion duly made by Director Malone, seconded by Director Martines and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Continuing Disclosure Policies and Procedures.

OTHER BUSINESS

There was no other business for discussion at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Almagno, seconded by Director Malone and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2020 – 11 - 01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE BERKLEY SHORES METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Berkley Shores Metropolitan District (the "**District**"), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2021 shall be held on _____ at _____, at the offices of _____ in _____ County, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) _____

10. _____, or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on NOVEMBER 2, 2020.

**BERKLEY SHORES METROPOLITAN
DISTRICT**

By: _____
President

Attest:

Secretary

**Berkley Shores Metropolitan District
October-20**

	General	Debt	Capital	Totals
Disbursements	\$ 6,874.36		\$ 9,212.65	\$ 16,087.01
Total Disbursements from Checking Acct	\$6,874.36	\$0.00	\$9,212.65	\$16,087.01

Berkley Shores Metropolitan District

Oct-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
Colorado Special District Property & Liability Pool	POL-0005366	9/22/2020	10/16/2020	\$ 1,835.00	1142
McGeady Becher P.C.	1415B 06/2020	6/30/2020	10/16/2020	\$ 1,494.60	1675
McGeady Becher P.C.	1415B 06/2020	6/30/2020	10/16/2020	\$ 2,241.90	3675
McGeady Becher P.C.	1415B 08/2020	8/31/2020	10/16/2020	\$ 1,240.76	1675
McGeady Becher P.C.	1415B 08/2020	8/31/2020	10/16/2020	\$ 1,861.15	3675
McGeady Becher P.C.	1415B 05/2020	5/31/2020	10/16/2020	\$ 154.40	1675
McGeady Becher P.C.	1415B 05/2020	5/31/2020	10/16/2020	\$ 231.60	3675
McGeady Becher P.C.	1415B 07/2020	7/31/2020	10/16/2020	\$ 914.00	1675
McGeady Becher P.C.	1415B 07/2020	7/31/2020	10/16/2020	\$ 1,371.00	3675
Ranger Engineering LLC	1178	9/10/2020	10/16/2020	\$ 2,625.00	3784
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 688.80	3614
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 38.60	1685
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 114.00	1710
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 128.80	1612
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 459.20	1614
Special District Management Services	Sep-20	9/30/2020	10/16/2020	\$ 193.20	3612
T. Charles Wilson	8794	10/6/2020	10/16/2020	\$ 495.00	1142
				\$ 16,087.01	

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

October 13, 2020

BERKLEY SHORES METROPOLITAN DISTRICT
MC GEADY BECHER PC
450 E 17TH AVE STE 400
DENVER CO 80203-1254

To Whom it May Concern:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' followed by a stylized flourish.

Ken Musso
Adams County Assessor
KM/cjw

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **481 - BERKLEY SHORES METROPOLITAN DISTRICT**

IN ADAMS COUNTY ON 10/12/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$110,030
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$194,470
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$194,470
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,281,346
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

October 13, 2020

CCP METRO DISTRICT NO 3
MC GEADY BECHER PC
450 E 17TH AVE STE 400
DENVER CO 80203-1254

To Whom it May Concern:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM', is written over a horizontal line.

Ken Musso
Adams County Assessor
KM/cjw

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **414 - CCP METRO DISTRICT NO 3**

IN ADAMS COUNTY ON 10/12/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$135,990
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$18,365,640
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$18,231,100
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$134,540
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$571.20

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

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Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$53,669,715
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: ----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

October 13, 2020

CCP METRO DISTRICT NO 4
MC GEADY BECHER PC
450 E 17TH AVE STE 400
DENVER CO 80203-1254

To Whom it May Concern:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', is placed below the word 'Sincerely,'.

Ken Musso
Adams County Assessor
KM/cjw

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **415 - CCP METRO DISTRICT NO 4**

IN ADAMS COUNTY ON 10/12/2020

New Entity: Yes

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$0
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$30
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$30
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$0
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) AND (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo.

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Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$100
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

October 13, 2020

COUNTRY CLUB HIGHLANDS METRO DIST
MC GEADY BECHER PC
450 E 17TH AVE STE 400
DENVER CO 80203-1254

To Whom it May Concern:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' followed by a stylized flourish.

Ken Musso
Adams County Assessor
KM/cjw

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **274 - COUNTRY CLUB HIGHLANDS METRO DIST**

IN ADAMS COUNTY ON 10/12/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,907,750
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,911,610
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,911,610
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$365.45

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo.

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Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$81,455,277
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: ----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

October 13, 2020

EASTLAKE STATION NORTH METROPOLITAN DISTRICT
MC GEADY BECHER PC
450 E 17TH AVE STE 400
DENVER CO 80203-1254

To Whom it May Concern:

Enclosed is the 2020 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2020.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' followed by a stylized flourish.

Ken Musso
Adams County Assessor
KM/cjw

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **482 - EASTLAKE STATION NORTH METROPOLITAN DISTRICT**

IN ADAMS COUNTY ON 10/12/2020

New Entity: Yes

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$0
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$0
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$0
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$0
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 10/12/2020

BERKLEY SHORES METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Preliminary Budget
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Assessed Valuation	\$	-	\$	110,030	\$	194,470
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Mill Levy

General Fund	-	-	20.000
Debt Service Fund	-	-	55.664
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-

Total Mill Levy	-	-	75.664
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Property Taxes

General Fund	\$	-	\$	-	\$	3,889
Debt Service Fund	-	-	-	-	10,825	
Temporary Mill Levy Reduction	-	-	-	-	-	
Refunds and Abatements	-	-	-	-	-	

Actual/Budgeted Property Taxes	\$	-	\$	-	\$	14,714
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BERKLEY SHORES METROPOLITAN DISTRICT

GENERAL FUND
2021 Preliminary Budget
with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 Actual	01/20-06/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 3,500
REVENUE					
Property Tax Revenue	-	-	-	-	3,889
Specific Ownership Taxes	-	-	-	-	233
Developer Advance	-	-	50,000	50,000	175,000
Transfer fee	-	-	-	-	-
Operations Fee	-	-	-	-	-
Design Review Fee	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-
Total Revenue	-	-	50,000	50,000	179,122
Total Funds Available	-	-	50,000	50,000	182,622
EXPENDITURES					
Accounting	-	-	8,000	8,000	15,000
Audit	-	-	1,000	1,000	5,000
Insurance/SDA Dues	-	-	3,500	3,500	8,000
Legal	-	-	15,000	15,000	15,000
Election	-	-	1,000	1,000	-
Management	-	-	15,000	15,000	17,500
Miscellaneous	-	-	3,000	3,000	2,000
Treasurer's Fees	-	-	-	-	58
Covenant Control	-	-	-	-	14,400
Billing	-	-	-	-	6,000
Landscape Maintenance	-	-	-	-	20,000
Landscape Improvements	-	-	-	-	-
Irrigation Repair	-	-	-	-	1,500
Snow Removal	-	-	-	-	13,000
Detention Pond Maintenance	-	-	-	-	5,000
Operations & Maintenance Reserve	-	-	-	-	5,000
Repairs & Maintenance	-	-	-	-	4,000
Fence Repairs	-	-	-	-	2,500
Utilities	-	-	-	-	25,000
Contingency	-	-	2,000	-	12,500
Total Expenditures	-	-	48,500	46,500	171,458
Transfers and Other Uses					
Emergency Reserve	-	-	1,500	-	5,374
Transfer to Other Funds	-	-	-	-	-
Total Transfers and Other Uses	-	-	1,500	-	5,374
Total Expenditures Requiring Appropriation	-	-	50,000	46,500	176,832
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ 3,500	\$ 5,790

BERKLEY SHORES METROPOLITAN DISTRICT

DEBT SERVICE FUND 2021 Preliminary Budget with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 Actual	01/20-06/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 1,072,632
REVENUE					
Property Tax Revenue	-	-	-	-	10,825
Specific Ownership Tax	-	-	-	-	650
Interest Income	-	-	-	-	-
Total Revenue	-	-	-	-	11,475
Total Funds Available	-	-	-	-	1,084,106
EXPENDITURES					
Bond Principal	-	-	-	-	-
Bond Interest	-	-	-	29,671	121,380
Paying Agent Fees	-	-	-	-	5,500
Miscellaneous Expense	-	-	-	-	250
Treasurer's Fees	-	-	-	-	-
Contingency	-	-	-	-	10,000
Total Expenditures	-	-	-	29,671	137,130
Transfers and Other Sources (Uses)					
Bond Proceeds	-	-	3,000,000	2,265,760	-
Bond Proceeds - Capitalized Interest	-	-	-	333,121	-
Bond Proceeds - Reserve Fund	-	-	-	218,031	-
Costs of Issuance	-	-	-	(186,236)	-
Transfer to Capital Projects Fund	-	-	3,000,000	(1,528,373)	-
Total	-	-	-	1,102,303	-
Total Expenditures Requiring Appropriation	-	-	-	29,671	137,130
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ 1,072,632	\$ 946,976

BERKLEY SHORES METROPOLITAN DISTRICT

CAPITAL PROJECTS FUND

2021 Preliminary Budget

with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 YTD Actual	01/20-06/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 1,031,869
REVENUE					
Other Income	-	-	-	-	-
Transfers from other Funds	-	-	-	-	-
Total Revenue	-	-	-	-	-
Total Funds Available	-	-	-	-	1,031,869
EXPENDITURES					
Legal	-	-	-	-	12,000
Management	-	-	-	-	8,000
Miscellaneous	-	-	-	-	-
Engineering	-	-	-	2,625	5,400
Contingency	-	-	-	-	-
Total Expenditures	-	-	-	2,625	25,400
Transfers and Other Uses					
Transfer to Debt Service	-	-	-	-	-
Transfer from Debt Service	-	-	-	1,528,373	-
Developer Reimbursement	-	-	-	(493,879)	-
Total Transfers and Other Uses	-	-	-	1,034,494	-
Total Expenditures Requiring Appropriation	-	-	-	2,625	25,400
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ 1,031,869	\$ 1,006,469

RESOLUTION NO. 2020 - 11 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BERKLEY SHORES METROPOLITAN DISTRICT
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Berkley Shores Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 2, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Berkley Shores Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Berkley Shores Metropolitan District for the 2021 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 2nd day of November, 2020.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Natalie Satt, hereby certify that I am the duly appointed Secretary of the Berkley Shores Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Berkley Shores Metropolitan District held on November 2, 2020.

By: _____
Secretary

RESOLUTION NO. 2020 - 11 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BERKLEY SHORES METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Berkley Shores Metropolitan District (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on November 2, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Berkley Shores Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 2nd day of November, 2020.

Secretary

EXHIBIT A
(Certification of Tax Levies)