

BASELINE METROPOLITAN DISTRICT NOS. 1-9

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NOTICE OF REGULAR MEETING AND AGENDA

BASELINE METROPOLITAN DISTRICT NOS. 1, 2, 4-9

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025 (Nos. 1, 2 & 4/May 2023 Nos. 5-9)
Josh Kane	Secretary	May 2023
Tim DePeder	Assistant Secretary	May 2023
Karen McShea	Treasurer	May 2025

BASELINE METROPOLITAN DISTRICT NO. 3

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025
Josh Kane	Secretary	May 2023
Tim DePeder	Assistant Secretary	May 2023
Susan Brunkhardt	Secretary/Treasurer	May 2025

DATE: February 2, 2023 (Thursday)
TIME: 1:00 p.m.
PLACE: MS Teams and Teleconference Only

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/yhmev95b> (This link can be copied into your web browser)

720-721-3140; Conference ID: 894 678 356# (If joining the meeting by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. Comments are limited to three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – January 5, 2023, Regular Meeting Minutes. **(Pages 3-7)**
- B. Ratification of Payables. **(Pages 8-13)**
- C. Ratification of Contract Modifications. **(Pages 14-17)**

III. CAPITAL INFRASTRUCTURE ITEMS

(To Be Distributed Under Separate Cover)

- A. District Capital Infrastructure Report.
- B. District Project Manager Update.
- C. Capital Fund Summary and Capital Needs Assessment Review.

D. Budget Approval and Contracting.

- 1. General Capital (CFS #1).
 - a. Consider Ratification of Master Services Agreement and Work Order 2023-01 with Campos EPC, LLC - \$14,856.00.
- 2. Preble Creek Median Landscaping (CFS #8).
 - a. Consider Approval of Amended Project Budget - \$583,294.43.
- 3. 160th Avenue (CFS #14) and Sheridan Parkway Phase 2 (CFS #15).
 - a. Present Bid Analysis Summary Memorandum – Public Infrastructure Utilities.
 - b. Consider Approval of Construction Contract with Wagner Construction, Inc. for public infrastructure utilities - \$1,988,413.00.
 - c. Present Bid Analysis Summary Memorandum – Public Infrastructure Roadways.
 - d. Consider Approval of Construction Contract with TBD for public infrastructure roadways - \$TBD.
- 4. Linear Park Phase 3.
 - a. Consider Approval of Project Budget - \$517,860.00.
- 5. Monumentation Signage Phase 3.
 - a. Consider Approval of Project Budget - \$298,981.80.

IV. FINANCIAL ITEMS

- A. Finance Manager’s Report. **(Pages 18-19)**
- B. Bond Update.

V. LEGAL ITEMS

VI. DISTRICT MANAGER ITEMS

- A. Manager’s Report. **(Pages 20-23)**

VII. OTHER MATTERS

VIII. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, if necessary.

IX. ADJOURNMENT

The Next Regular Meeting is Scheduled for March 2, 2023

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED
REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
BASELINE METROPOLITAN DISTRICT NOS. 1-9

HELD
January 5, 2023

The Boards of Directors of the Baseline Metropolitan District Nos. 1-9 held a coordinated regular meeting, open to the public, via MS Teams at 1:00 p.m. on Thursday, January 5, 2022.

ATTENDANCE

Directors in Attendance: (District Nos. 1, 2, 4-9)
Kim Perry, President & Chairperson
Kyle Harris, Vice President
Karen McShea, Treasurer

Directors in Attendance: (District No. 3)
Kim Perry, President & Chairperson
Kyle Harris, Vice President
Susan Brunkhardt, Secretary/Treasurer

Directors Absent, but Excused:
Tim DePeder, Assistant Secretary
Josh Kane, Secretary

Also in Attendance Were:
Alan Pogue; Icenogle Seaver Pogue, P.C.
Griffin Barlow, Jim Niemczyk, Christina Rotella, Mike McBride,
Samantha Romero, and Amanda Dwight; McWhinney
Sarah Bromley, Bryan Newby, Kirsten Starman, Irene Buenavista,
Brendan Campbell, Nic Ortiz, Adam Brix, and Shannon McEvoy; Pinnacle
Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 1:03 p.m. by Director Perry, President of the Boards, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Districts met in a combined Board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Baseline Metropolitan District No. 1, with concurrence by Baseline Metropolitan Districts Nos. 2, 3, 4, 5, 6, 7, 8, and 9.

CONFLICT OF INTEREST DISCLOSURE

Mr. Pogue noted that notices of potential conflicts of interest for Board Members employed by McWhinney Real Estate Services, Inc. were filed with the Colorado Secretary of State at least 72 hours in advance of the meeting, disclosing that potential conflicts of interest may exist, as some Board Members are employees of McWhinney Real Estate Services, Inc. which is associated with the primary landowner and developer of land within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

APPROVAL OF AGENDA

The Boards considered the agenda. Following review and discussion, and upon motion duly made by Director Harris, seconded by Director McShea and, upon vote, it was unanimously

RESOLVED to approve the agenda as presented.

PUBLIC COMMENT

There were no members of the public present.

CONSENT AGENDA

The Boards considered the following items on the consent agenda:

- A. Approval of Minutes – December 1, 2022, Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.

Upon review, Director Harris requested a verbiage revision in the December 1, 2022 meeting minutes under agenda topic “Capital Infrastructure items,”

RECORD OF PROCEEDINGS

subtopic “Parkside West Phase 3,” regarding the identification of funds in the amount of \$342,961.00. The Boards agreed that the revision should indicate that the amount discussed is a percentage of a larger budget. Following review and discussion, and upon motion duly made by Director Harris, seconded by Director McShea and, upon vote, it was unanimously

RESOLVED to approve the consent agenda, as amended to include revisions to the December 1, 2022 regular meeting minutes.

CAPITAL
INFRASTRUCTURE
ITEMS

Capital Infrastructure Report: Ms. Starman reviewed the District Capital Infrastructure Report with the Boards. She reported that Pinnacle Consulting Group, Inc. is currently in the process of project management personnel transitions. She reminded the Boards that project management services are to be publicly bid every 3 years, and 2023 is a bid year. The current bid schedule indicates a project management bid analysis and recommendation will be presented during the April meeting.

District Project Manager Update: Mr. Niemczyk presented the District Project Manager Update with the Boards and answered questions.

Capital Fund Summary and Capital Needs Assessment: Mr. Niemczyk reviewed the Capital Fund Summary and Capital Needs Assessment with the Boards and answered questions.

Flex Phase 3 Offsites Amended Project Budget: Ms. Dwight presented a Request for Budget Increase for the Flex Industrial Phase 3 Offsites project with the Boards and answered questions. The additional funds requested, \$700,023.42, when added to the original project budget of \$650,576 results in an amended project budget of \$1,350,599.42 Following review and discussion, and upon motion duly made by Director Harris, seconded by Director McShea and, upon vote, it was unanimously

RESOLVED to approve the Flex Industrial Phase 3 Offsites Amended Project Budget in the amount of \$1,350,599.42.

Work Orders and Change Orders with MRES for District Project Management Services: Mr. Niemczyk reported to the Boards that there are currently no further amendments requested.

RECORD OF PROCEEDINGS

FINANCIAL ITEMS Finance Manager’s Report: Ms. Buenavista presented the Finance Manager’s Report to the Boards and answered questions.

MRES for Financial Services Related to Bond Issuances: Ms. Bromley reported to the Boards that this agenda item does not require discussion as it was previously discussed during the November Board meeting.

Bond Update: Ms. Buenavista discussed Bond Updates with the Boards and answered questions.

LEGAL ITEMS Quit Claim Deed with NP Development, Inc.: Mr. Pogue discussed with the Boards the Quit Claim Deed with NP Development, Inc. for various tracts in Parkside West. Following review and discussion, and upon motion duly made by Director Harris, seconded by Director McShea and, upon vote, it was unanimously

RESOLVED to accept the Quit Claim Deed with NP Development, Inc. for various tracts in Parkside West.

DISTRICT MANAGER ITEMS Manager’s Report: Ms. Bromley discussed the Manager’s report with the Boards and answered questions. Following, Mr. Brix discussed Operations and Maintenance updates with the Boards and answered questions.

OTHER MATTERS There were no Other Matters brought before the Board.

EXECUTIVE SESSION Executive session, pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice from general counsel related to specific legal questions.

Mr. Pogue advised the Boards that it was permitted, upon compliance with requisite statutory procedures under the Colorado Open Meetings Law, for the Boards to convene an executive session, pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the purpose of receiving legal advice from general counsel related to specific legal questions.

It is the 5th day of January 2023 and the time is 1:35 p.m. For the record, I, Kim Perry, am the presiding officer. This session is subject to the attorney-client privilege and therefore, pursuant to the Open Meetings Law,

RECORD OF PROCEEDINGS

is not being recorded. Also present at this Executive Session are: Directors Kyle Harris, Karen McShea, and Susan Brunkhardt; Legal Counsel, Alan Pogue; District Manager, Sarah Bromley; Shannon, McEvoy; Pinnacle Consulting Group, Inc.

This is an Executive Session for the following purpose: receiving legal advice from general counsel related to specific legal questions.

The Executive Session was adjourned at 1:52 p.m. All participants were in the Executive Session at adjournment.

No decisions or actions were taken in the Executive Session.

For the record, if any person participating in the Executive Session believes any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session, or any improper action occurred during the Executive Session in violation of the Colorado Open Meetings Law, I ask you state your concerns for the record.

No objections were stated.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:52 p.m.

Respectfully submitted,

Bryan Newby
Recording Secretary for the Meeting

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23430	10/31/2022		355213 - Project Administration	<u>1,330.00</u>
TOTAL					1,330.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500853	10/31/2022		355334 - Engineering	<u>640.00</u>
TOTAL					640.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500868	10/31/2022		355424 - Engineering	<u>20,725.00</u>
TOTAL					20,725.00
Bill Pmt Check	Bill.com	01/03/2023	Norris Design, Inc	1072 - Bill.com Money Out Clearing	
Bill	176012	09/30/2022		355204 - Engineering	<u>260.00</u>
TOTAL					260.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500859	10/31/2022		355214 - Engineering	<u>250.00</u>
TOTAL					250.00
Bill Pmt Check	Bill.com	01/03/2023	Norris Design, Inc	1072 - Bill.com Money Out Clearing	
Bill	176397	09/30/2022		355374 - Engineering	<u>5,169.75</u>
TOTAL					5,169.75
Bill Pmt Check	Bill.com	01/03/2023	Matrix Design Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	38087	10/31/2022		355334 - Engineering	<u>665.00</u>
TOTAL					665.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500865	10/31/2022		355414 - Engineering	<u>2,550.00</u>
TOTAL					2,550.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500854	10/31/2022		355204 - Engineering	<u>2,710.00</u>
TOTAL					2,710.00
Bill Pmt Check	Bill.com	01/03/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500657	06/15/2022		355554 - Engineering	<u>1,392.50</u>
TOTAL					1,392.50
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23434	10/31/2022		355373 - Project Administration	<u>1,855.00</u>
TOTAL					1,855.00
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23429	10/31/2022		355553 - Project Administration	<u>2,485.00</u>
TOTAL					2,485.00

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	Bill.com	01/03/2023	BrightView Landscape Development	1072 - Bill.com Money Out Clearing	
Bill	App 11	10/31/2022		355211 - ProjectDirect	<u>3,084.65</u>
TOTAL					3,084.65
Bill Pmt Check	Bill.com	01/03/2023	Harris Kocher Smith	1072 - Bill.com Money Out Clearing	
Bill	211246.10	10/31/2022		355374 - Engineering	<u>32,699.50</u>
TOTAL					32,699.50
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23436	10/31/2022		355333 - Project Administration	<u>1,085.00</u>
TOTAL					1,085.00
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23432	10/31/2022		355203 - Project Administration	<u>6,125.00</u>
TOTAL					6,125.00
Bill Pmt Check	Bill.com	01/03/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23428	10/31/2022		355413 - Project Administration	<u>1,015.00</u>
TOTAL					1,015.00
Bill Pmt Check	Bill.com	01/05/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500861	09/30/2022		355304 - Engineering	<u>585.00</u>
TOTAL					585.00
Bill Pmt Check	Bill.com	01/05/2023	Flatirons, Inc	1072 - Bill.com Money Out Clearing	
Bill	7437363497	10/31/2022		355204 - Engineering	<u>26,807.50</u>
TOTAL					26,807.50
Bill Pmt Check	Bill.com	01/05/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	App 13	10/31/2022		355201 - ProjectDirect	<u>694,330.19</u>
TOTAL					694,330.19
Bill Pmt Check	Bill.com	01/05/2023	Kumar & Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	216076	09/30/2022		355304 - Engineering	<u>732.50</u>
TOTAL					732.50
Bill Pmt Check	Bill.com	01/05/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23443	10/31/2022		355303 - Project Administration	<u>4,235.00</u>
TOTAL					4,235.00
Bill Pmt Check	Bill.com	01/05/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	App 15	10/31/2022		355301 - ProjectDirect	<u>9,633.74</u>
TOTAL					9,633.74
Bill Pmt Check	Bill.com	01/05/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	220028	10/31/2022		355361 - Project Direct	<u>6,832.61</u>
TOTAL					6,832.61

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	2594	01/13/2023	Baseline Community Association	1072 - Bill.com Money Out Clearing	
Bill	46030202301	01/01/2023		151170 - HOA Maintenance Services	<u>10,000.00</u>
TOTAL					10,000.00
Bill Pmt Check	Bill.com	01/17/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	App 14	11/30/2022		355201 - ProjectDirect	<u>529,369.22</u>
TOTAL					529,369.22
Bill Pmt Check	Bill.com	01/17/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	App 4	11/30/2022		355391 - Project Direct	<u>726,738.26</u>
TOTAL					726,738.26
Bill Pmt Check	Bill.com	01/17/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	10/31/2022	10/31/2022		355391 - Project Direct	<u>739,722.26</u>
TOTAL					739,722.26
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500934	10/31/2022		355404 - Engineering	<u>2,025.00</u>
TOTAL					2,025.00
Bill Pmt Check	Bill.com	01/18/2023	Matrix Design Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	38088	10/31/2022		355404 - Engineering	<u>41,250.00</u>
TOTAL					41,250.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23440	10/31/2022		355293 - Project Administration	<u>1,260.00</u>
TOTAL					1,260.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23437	10/31/2022		355233 - Project Administration	<u>1,645.00</u>
TOTAL					1,645.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23441	10/31/2022		355313 - Project Administration	<u>1,750.00</u>
TOTAL					1,750.00
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500927	12/07/2022		355244 - Engineering	<u>486.25</u>
TOTAL					486.25
Bill Pmt Check	Bill.com	01/18/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	360180	11/30/2022		351170 - CapitalGeneral Master Planning	<u>4,058.25</u>
TOTAL					4,058.25
Bill Pmt Check	Bill.com	01/18/2023	BrightView Landscape Development	1072 - Bill.com Money Out Clearing	
Bill	App 26	10/31/2022		355141 - ProjectDirect	<u>2,350.54</u>
TOTAL					2,350.54

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	Bill.com	01/18/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	360177	11/30/2022		355202 - Project Management	<u>16,970.85</u>
TOTAL					16,970.85
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23591	11/30/2022		355183 - Project Administration	<u>1,400.00</u>
TOTAL					1,400.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23427	10/31/2022		355403 - Project Administration	<u>1,085.00</u>
TOTAL					1,085.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23438	10/31/2022		355143 - Project Administration	<u>1,995.00</u>
TOTAL					1,995.00
Bill Pmt Check	Bill.com	01/18/2023	Norris Design, Inc	1072 - Bill.com Money Out Clearing	
Bill	176487	09/30/2022		355314 - Engineering	<u>6,379.25</u>
TOTAL					6,379.25
Bill Pmt Check	Bill.com	01/18/2023	E3 Signs	1072 - Bill.com Money Out Clearing	
Bill	App 004	10/31/2022		355351 - Project Direct	<u>38,076.00</u>
TOTAL					38,076.00
Bill Pmt Check	Bill.com	01/18/2023	Matrix Design Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	38091	10/31/2022		355364 - Engineering	<u>1,482.50</u>
TOTAL					1,482.50
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500855	10/31/2022		355234 - Engineering	<u>1,205.28</u>
TOTAL					1,205.28
Bill Pmt Check	Bill.com	01/18/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	357860	11/30/2022		351170 - CapitalGeneral Master Planning	<u>2,519.00</u>
TOTAL					2,519.00
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500935	10/31/2022		355424 - Engineering	<u>12,097.50</u>
TOTAL					12,097.50
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23442	10/31/2022		355183 - Project Administration	<u>1,925.00</u>
TOTAL					1,925.00
Bill Pmt Check	Bill.com	01/18/2023	Matrix Design Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	38212	10/31/2022		355334 - Engineering	<u>2,028.89</u>
TOTAL					2,028.89

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500863	09/30/2022		355344 - Engineering	<u>507.50</u>
TOTAL					507.50
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500932	10/31/2022		355414 - Engineering	<u>1,475.00</u>
TOTAL					1,475.00
Bill Pmt Check	Bill.com	01/18/2023	BrightView Landscape Development	1072 - Bill.com Money Out Clearing	
Bill	App 25	10/31/2022		355181 - ProjectDirect	<u>2,136.98</u>
TOTAL					2,136.98
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23435	10/31/2022		355363 - Project Administration	<u>1,960.00</u>
TOTAL					1,960.00
Bill Pmt Check	Bill.com	01/18/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23439	10/31/2022		355343 - Project Administration	<u>3,290.00</u>
TOTAL					3,290.00
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500867	10/31/2022		355404 - Engineering	<u>3,802.50</u>
TOTAL					3,802.50
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500858	09/30/2022		355144 - Engineering	<u>375.00</u>
TOTAL					375.00
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500760	07/31/2022		355264 - Engineering	<u>562.50</u>
TOTAL					562.50
Bill Pmt Check	Bill.com	01/18/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	0000500857	09/30/2022		355184 - Engineering	<u>459.15</u>
TOTAL					459.15
Bill Pmt Check	Bill.com	01/23/2023	Kumar & Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	216911	11/30/2022		355304 - Engineering	<u>1,012.50</u>
TOTAL					1,012.50
Bill Pmt Check	Bill.com	01/23/2023	Wenk Associates, Inc.	1072 - Bill.com Money Out Clearing	
Bill	17009.25	11/30/2022		355304 - Engineering	<u>780.00</u>
TOTAL					780.00
Bill Pmt Check	Bill.com	01/23/2023	Hall Contracting LLC	1072 - Bill.com Money Out Clearing	
Bill	S1001700	11/30/2022		355301 - ProjectDirect	<u>28,831.93</u>
TOTAL					28,831.93

Baseline Metropolitan District No. 1
Check Detail
December 31, 2022 through January 25, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt Check	Bill.com	01/23/2023	D.I.N.S. Inc	1072 - Bill.com Money Out Clearing	
Bill	20220411	11/30/2022		355301 - ProjectDirect	121,291.39
TOTAL					<u>121,291.39</u>
Bill Pmt Check	Bill.com	01/23/2023	Coyote Ridge Construction, LLC	1072 - Bill.com Money Out Clearing	
Bill	App 6	11/30/2022		355301 - ProjectDirect	12,074.75
TOTAL					<u>12,074.75</u>
Bill Pmt Check	Bill.com	01/23/2023	Matrix Design Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	38258	10/31/2022		355304 - Engineering	810.00
TOTAL					<u>810.00</u>
Bill Pmt Check	Bill.com	01/23/2023	BrightView Landscape Development	1072 - Bill.com Money Out Clearing	
Bill	8170894	11/30/2022		355301 - ProjectDirect	16,508.00
TOTAL					<u>16,508.00</u>
Bill Pmt Check	Bill.com	01/23/2023	Premier Earthworks & Infrastructure	1072 - Bill.com Money Out Clearing	
Bill	TM192033.19	11/30/2022		355301 - ProjectDirect	89,493.69
TOTAL					<u>89,493.69</u>
Bill Pmt Check	Bill.com	01/23/2023	BrightView Landscape Development	1072 - Bill.com Money Out Clearing	
Bill	8169875	11/30/2022		355301 - ProjectDirect	38,813.00
TOTAL					<u>38,813.00</u>
Bill Pmt Check	Bill.com	01/23/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23592	11/30/2022		355303 - Project Administration	2,590.00
TOTAL					<u>2,590.00</u>
Bill Pmt Check	Bill.com	01/23/2023	Flatirons, Inc	1072 - Bill.com Money Out Clearing	
Bill	7433763733	11/30/2022		355304 - Engineering	7,205.50
TOTAL					<u>7,205.50</u>
Bill Pmt Check	Bill.com	01/24/2023	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
Bill	23433	10/31/2022		355393 - Project Administration	1,680.00
TOTAL					<u>1,680.00</u>
Total					<u><u>3,310,676.38</u></u>

Contract Modifications for Board Ratification

Baseline Metropolitan District No. 1 (North Park)

Baseline East Sheridan Residential (BASELINE-ESR)

<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 1 /13/2023	<i>Modification Amount:</i> \$1,669.34	<i>Contract #:</i> Cnt-01126
<i>Modification Description:</i> Chang Order #30	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 1 /17/2023
<i>Modification Scope:</i> Installation/placement of Vehicle Tracking Control Pad (VTC) at the intersection of 167th Avenue and Peak Street per Scope Change			<i>Contractor Signed Date:</i> 1 /17/2023
<i>Contractor:</i> Flatirons, Inc.	<i>Modification Date:</i> 1 /20/2023	<i>Modification Amount:</i> \$6,897.50	<i>Contract #:</i> Cnt-00738
<i>Modification Description:</i> CO6 to WO 2021-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /20/2023
<i>Modification Scope:</i> Additional Construction Staking for Curb and Gutter			<i>Contractor Signed Date:</i> 1 /20/2023
<i>Contractor:</i> Flatirons, Inc.	<i>Modification Date:</i> 12/22/2022	<i>Modification Amount:</i> \$4,245.00	<i>Contract #:</i> Cnt-00738
<i>Modification Description:</i> CO7 to WO 2021-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /3 /2023
<i>Modification Scope:</i> Additional construction staking for light poles, lot corners, and electric			<i>Contractor Signed Date:</i> 1 /3 /2023
<i>Contractor:</i> Norris Design, Inc.	<i>Modification Date:</i> 1 /13/2023	<i>Modification Amount:</i> \$13,000.00	<i>Contract #:</i> Cnt-00818
<i>Modification Description:</i> CO2 to WO 2019-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /17/2023
<i>Modification Scope:</i> Additional SDP Amendment services			<i>Contractor Signed Date:</i> 1 /17/2023

Baseline Metropolitan District No. 1 (North Park)

Baseline East Sheridan Residential Phase 2 (BASELINE-ESRPH2)

<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 1 /9 /2023	<i>Modification Amount:</i> \$506,284.99	<i>Contract #:</i> Cnt-01126
<i>Modification Description:</i> Change Order #9	<i>Payment Method:</i> Unit Price	<i>District Signed Date:</i> 1 /13/2023	
<i>Modification Scope:</i> Provide and extend 36-inch RCP storm sewer pipe, construct a stormwater detention forebay and maintenance path for the existing Baseline Flex 3 Industrial Building stormwater drainage improvements per Scope Change.			<i>Contractor Signed Date:</i> 1 /13/2023

BASELINE-HURON STREET (BASELINE-HURONST)

<i>Contractor:</i> Matrix Design Group, Inc.	<i>Modification Date:</i> 1 /9 /2023	<i>Modification Amount:</i> \$4,500.00	<i>Contract #:</i> Cnt-00634
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Time & Materials	<i>District Signed Date:</i> 1 /11/2023	
<i>Modification Scope:</i> Construction staking for utility easement services			<i>Contractor Signed Date:</i>

Baseline O&M (BASELINE-OM)

<i>Contractor:</i> Affordable Pest Control	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$1,500.00	<i>Contract #:</i> Cnt-00933
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Time & Materials	<i>District Signed Date:</i> 12/27/2022	
<i>Modification Scope:</i> Pest Control Services			<i>Contractor Signed Date:</i> 12/27/2022

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$15,000.00	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Time & Materials	<i>District Signed Date:</i> 12/16/2022	
<i>Modification Scope:</i> Snow Removal Services - January 2023-May 2023			<i>Contractor Signed Date:</i> 12/21/2022

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$103,244.96	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-02	<i>Payment Method:</i> Lump Sum	<i>District Signed Date:</i> 12/21/2022	
<i>Modification Scope:</i> Landscape Maintenance Services			<i>Contractor Signed Date:</i> 12/28/2022

Baseline Metropolitan District No. 1 (North Park)

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /3 /2023	<i>Modification Amount:</i> \$12,000.00	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-03	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /4 /2023
<i>Modification Scope:</i> Site Cleanup Services			<i>Contractor Signed Date:</i> 1 /17/2023
<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /3 /2023	<i>Modification Amount:</i> \$6,000.00	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-04	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /4 /2023
<i>Modification Scope:</i> Winter Watering Services			<i>Contractor Signed Date:</i> 1 /5 /2023
<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /3 /2023	<i>Modification Amount:</i> \$1,000.00	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-05	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /4 /2023
<i>Modification Scope:</i> Utility Locating and Coordination Services			<i>Contractor Signed Date:</i> 1 /5 /2023
<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /3 /2023	<i>Modification Amount:</i> \$12,000.00	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2023-06	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 1 /4 /2023
<i>Modification Scope:</i> Irrigation Repair and Replacement Services			<i>Contractor Signed Date:</i> 1 /17/2023
<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 11/10/2022	<i>Modification Amount:</i> \$12,511.67	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2022-11	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 12/7 /2022
<i>Modification Scope:</i> Soft Trail Enhancement Services			<i>Contractor Signed Date:</i> 12/19/2022
<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 11/1 /2022	<i>Modification Amount:</i> \$2,690.02	<i>Contract #:</i> Cnt-00746
<i>Modification Description:</i> WO 2022-12	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 11/16/2022
<i>Modification Scope:</i> Site Clean Up Services			<i>Contractor Signed Date:</i> 11/17/2022

Baseline Metropolitan District No. 1 (North Park)

Contractor:

High Plains Environmental Center

Modification Date:

1 /1 /2023

Modification Amount:

\$13,355.00

Contract #:

Cnt-00582

Modification Description:

WO 2023-01

Payment Method:

Lump Sum

District Signed Date:

1 /10/2023

Modification Scope:

Natural Area Landscape Maintenance Services

Contractor Signed Date:

1 /12/2023



<i>TO:</i>	Baseline Metropolitan District Board of Directors
<i>FROM:</i>	Irene Buenavista, Senior Accounting Manager Pinnacle Consulting Group, Inc.
<i>SUBJ:</i>	Financial Memo
<i>DATE:</i>	1/25/2023

Revenue

- Use Tax
 - Use tax revenues are collected by the city at the time of building permit issuance and are calculated based on project valuation. Use tax collected in 2022 will be used to fund capital projects.
 - 2022 Budgeted use tax revenue of \$1,656,630 assumes that 316 permits would be issued.
 - \$1,045,011 in Use Tax revenue has been collected for use tax collected by the city through 10/31/2022. Roughly 374 permits have been issued in 2022.
 - 2022 Collections have been mostly on construction of residential duplexes and townhomes, and revenues are lower than anticipated. Final collection reports may affect reported collections.

- Service Expansion Fees (SEF)
 - SEF is a residential fee collected at the time of issuance of the Certificate of Occupancy and is based on square footage of the property. Fees collected in 2022 will be used to fund operating expenses.
 - 2022 Budgeted SEF revenue of \$232,200 assumes 258 certificates would be issued.
 - \$136,287 in SEF revenue has been collected by the city through 10/31/2022. Approximately 85 units have been issued COs.
 - Year to date SEF collections are lower than anticipated. Final collection reports may affect reported collections.

- Tax Increment Revenues (TIF)
 - TIF revenue is tax collected on the increment portion of property and are collected with property tax. In 2022, TIF revenue is primarily used to fund debt service. A portion of collected TIF revenue is used to fund operations and maintenance.
 - TIF Revenues for O&M have been fully collected. The remainder of the TIF collections collected will be used to fund Debt Service.
 - Total budgeted TIF revenue for 2022 is \$9,529,401.
 - As of 11/30, \$8,116,922 has been collected.
 - Collections are lower than anticipated. We will be reviewing county information to



understand the shortfall.

- Other Revenues
 - The District has received \$581k related to DDv3 and West Sheridan Residential oversize reimbursements.

Expenses

- Expenses for 2022 are \$220k under budget.
 - The District budgeted \$40k for HOA maintenance services which was unused with services commencing in 2023.
 - Only \$1,675 of the Engineering and Professional Services budget of \$25k was used in 2022. This included budgets for boundary and map updates.
 - \$50k of the Legal budget was unused in 2022.
 - Cost savings of \$40k for facilities services were related to unused allowances.
 - \$21k of the Office and Other budget were unused. This budget included costs for website updates and PR.
 - Other cost savings consist of the \$50k contingency and other administrative services.
- Debt Service payments were made as scheduled. No payments on subordinate bonds were made.

Districts 2-9

- Payments from Districts 2-4 to District 1 are used to fund debt service expenses. Any revenues from Districts 5-9 will be used for operating expenses.
- Service fee revenue from District 2-4 was originally budgeted at \$86,431. \$176k was paid in service fees from Districts 2-4 to District 1 in 2022. Revenue collected over the budgeted amount is related to Specific Ownership Tax collections.

Current Projects

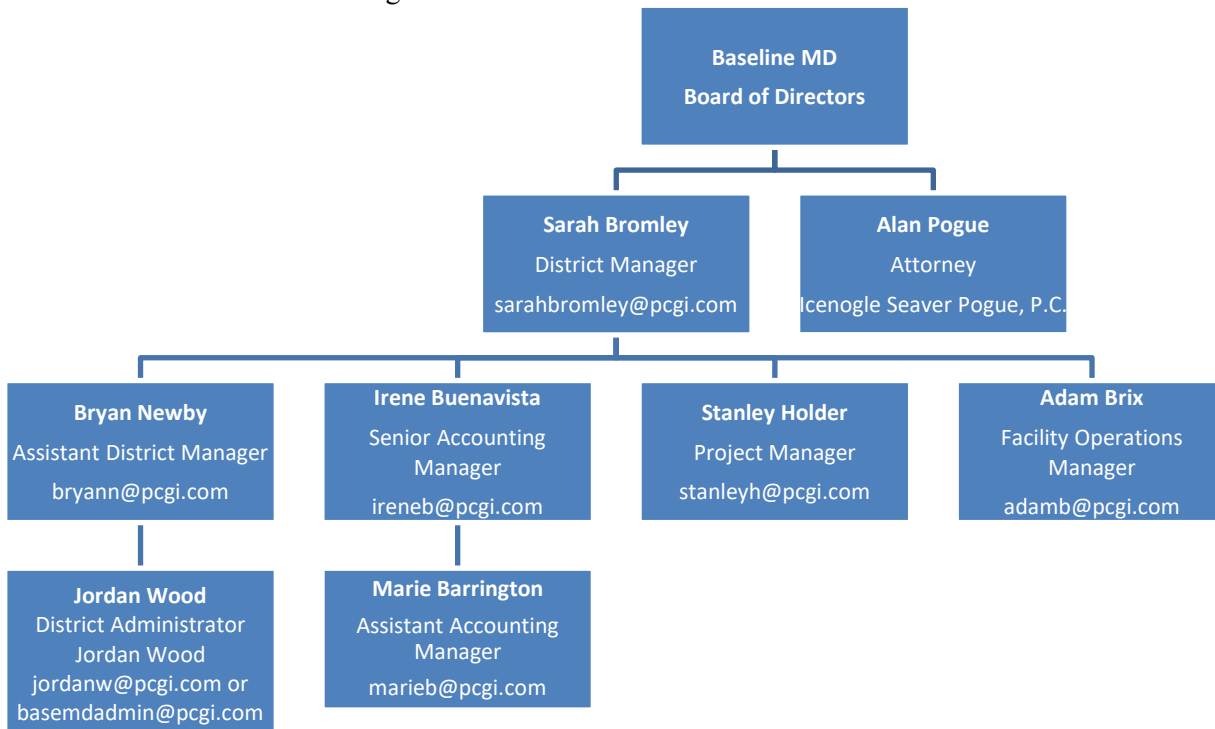
- Budget filings will be done by the 1/31 deadline.
- Payroll taxes will be filed by the 1/31 deadline. W-2s
- Bond compliance reports are due to the Trustee by 2/5 for filing with the MSRB by 2/15.
- Audit fieldwork for District 1 is scheduled in April. Draft audits are due to the board by 6/30 and must be filed with the State by 7/31.
- Districts 2-9 qualify for audit exemption. Applications will be distributed to the board by 3/1 for filing by 3/31.



To: Baseline Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Manager's Report
 Board Meeting Date: February 2, 2023

General District Matters

- Please contact Sarah Bromley, District Manager, at sarahbromley@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- Baseline's 2023 District Management Team:



- The District's management team performed routine matters since the January 5, 2023 Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.

- Insurance Update: The Colorado Special Districts Property and Liability Pool has been contacted regarding the Acreage to be included via the Quit Claim Deed approved during the January 5, 2023 Board Meeting. Property information has been provided to the Property and Liability Sr. Underwriter. We are now waiting on next steps.
- District Management attended the McWhinney Districts Conference Call on February 1, 2023.
- 2023 Baseline Key Meeting Dates: The enclosed calendar includes Baseline MD No. 1-9 Board Meetings, McWhinney Districts Coordination Conference Calls, and Onsite Inspections.
- Szetela, Josette v. Baseline Metro District Case: The Lane Law Firm, P.C. conferred with Plaintiff's counsel on January 26, 2023, and they agreed to dismiss Baseline from the action. The district court granted Baseline's dismissal on January 27, 2023.

- Website Analytics:

2022	YTD
787 + Visits	49 + Visits
640 + Unique Visitors	47 + Unique Visitors
1.8K + Page Views	82 + Page Views

- Compliance matters, due dates, and status for the District:

COMPLIANCE MATTERS	RESPONSIBLE	DUE DATE	COMPLETION
Draft 2023 Budgets Distributed to Board of Directors	PCGI	10/15/22	Completed
Property & Liability Insurance Renewals	PCGI	12/01/22	Completed
Mill Levy Certification	PCGI	12/15/22	Completed
Website Compliance	PCGI	12/31/22	Completed
Map Filings	PCGI	01/01/23	Completed
Transparency Notices	PCGI	01/15/23	Completed
File Budget	PCGI	01/31/23	To Be Completed
SDA Membership Renewals	PCGI	03/01/23	Completed
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

Operations and Maintenance

- Snow event occurred in January that reached trigger depth for removal. Several other events did not reach 2" trigger.
- Completed 2023 operations and maintenance plan.

2023 Baseline Metro District

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Baseline Metro District Nos. 1-9 Board Meetings

Occurs the first Thursday of every month

- January 5 | 1:00-2:30 PM
- February 2 | 1:00-2:30 PM
- March 2 | 1:00-2:30 PM
- April 6 | 1:00-2:30 PM
- May 4 | 1:00-2:30 PM
- June 1 | 1:00-2:30 PM
- July 6 | 1:00-2:30 PM
- August 3 | 1:00-2:30 PM
- September 7 | 1:00-2:30 PM
- October 5 | 1:00-2:30 PM
- November 2 | 1:00-2:30 PM
- December 7 | 1:00-2:30 PM

McWhinney Districts Coordination - Conference Call

MRES/District Managers/Legal Counsel

Occurs the first Wednesday of every month

- January 4 | 12:30-2:00 PM
- February 1 | 12:30-2:00 PM
- March 1 | 12:30-2:00 PM
- April 5 | 12:30-2:00 PM
- May 3 | 12:30-2:00 PM
- June 7 | 12:30-2:00 PM
- July 5 | 12:30-2:00 PM
- August 2 | 12:30-2:00 PM
- September 6 | 12:30-2:00 PM
- October 4 | 12:30-2:00 PM
- November 1 | 12:30-2:00 PM
- December 6 | 12:30-2:00 PM

Onsite Inspections

Districts Facility Manager

Weekly, Tuesdays (Typically)

OLM Inspections

TBD

Baseline Metropolitan District Nos. 1-9 2023 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts

February

- Cut back ornamental grasses

March

- Natural area site assessment
- Begin natural area weed control
- Playground inspection

April

- Activate irrigation system
- Turf aeration
- Spring fertilization
- Begin mowing natural area beauty bands and trail edge maintenance
- Begin right-of-way mowing
- Begin monthly OLM inspection
- Soft trail enhancement

May

- Inspect storm structures
- Tree assessment

June

- Irrigation backflow testing

July

- O&M scope review and pricing requests
- Prebble Creek Medians out of warranty

August

- Meet on-site with district manager and board representative(s)
- Draft 2023 O&M budget

September

- Tree replacements, if necessary
- O&M bidding process

October

- Winterize irrigation system.
- Validate snow scope and tolerances.
- Final right-of-way mowing
- Mow natural areas
- Last monthly OLM inspections

November

- Reseed natural areas
- Finalize 2023 O&M budget

December

- Update service area maps
- Issue 2023 O&M contracts