

# CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

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

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Della Thompson	Treasurer	2023/May 2023
David Deines	President	2025/May 2025
Matthew Moeller	Secretary	2025/May 2025
Al Mohar		2023/May 2023
<b>VACANT</b>		2025/May 2025
Peggy Ripko	Recording Secretary	

DATE: March 23, 2023

TIME: 6:00 P.M.

LOCATION: Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Call in Number: 1 (719) 359-4580

### I. ADMINISTRATIVE & FINANCIAL MATTERS

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

- B. Approve Agenda and confirm location of meeting and posting of notices and designate 24-hour posting location.

- C. Accept approval of the preparation, execution and filing of the Application for Exemption from Audit for 2022 (enclosure - copy of application).

### II. WATER SYSTEM AND OPERATIONS MATTERS

- A. Discuss maintenance and repair of Well 11.

- a. Ratify approval of emergency work (enclosure).

Vendor	Cost	Purpose
Boulder Water Well	\$601.25	Dewater pump 11; pull samples
Boulder Water Well	\$947.52	Run temporary line from well 7 to well 11
Boulder Water Well	\$255.00	Water levels in well 11 & 7

Alberts Water	\$3,369.83	March contract; work on well 11 & 7
PST	\$2,423.33	Insulation of pipe between well 11 & 7
MMI Water Engineers	\$264.00	Consultation

---

- b. Discussion regarding Well 11 repairs. Consider authorization for Well Committee to approve expenses moving forward as needed.
- 

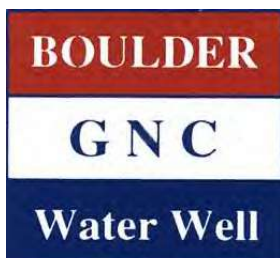
### III. PUBLIC COMMENT

A. \_\_\_\_\_

### IV. OTHER MATTERS

---

- V. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 6, 2023**



Lic. #893

# Boulder Water Well Service and Supply, Inc.

Colorado License #893

1901 S 120th St. Suite A, Lafayette, Colorado 80026

Phone: 303-442-1911 Fax: 303-442-8961

<b>To:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602	<b>Invoice No.</b>	<b>Site Address:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602
	WO-16230	
	<b>Date</b>	
	2/28/2023	
	<b>Due Date</b>	
	2/28/2023	
	<b>Rep</b>	
	Jay	

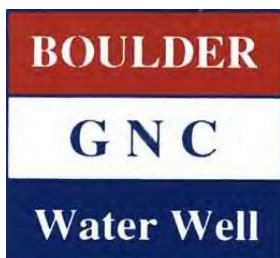
Item	Description	Quantity	Total Price
SVC-OT	Labor - Service - Overtime	2.5	581.25
RENTAL	dewatering pump	1	20.00
	dewater 4800 gallon of cistern water. pulled 2 samples out of the well after 2 and 12 minutes. both were dirty with light brown fine sediment that would stay suspended.		
Well Permit#		<b>Total</b>	<b>\$601.25</b>
		<b>Pymts/Credits</b>	<b>-\$336.00</b>

**Balance Due \$265.25**

Unpaid balances accrue at the rate of twenty four percent (24%) per annum. Purchaser shall be responsible for all attorney's fees and other costs of collection incurred by Boulder Water Well Service and Supply, Inc. in the course of collecting any amounts owed under this account. The purchaser consents to this provision unless Boulder Water Well Service and Supply, Inc. otherwise agrees in writing. A finance charge computed at a periodic rate of 2% per month (24% annual percentage rate) is applied to past due accounts over 30 days.

Customer's Signature

X \_\_\_\_\_



Lic. #893

# Boulder Water Well Service and Supply, Inc.

Colorado License #893

1901 S 120th St. Suite A, Lafayette, Colorado 80026

Phone: 303-442-1911 Fax: 303-442-8961

<b>To:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602	<b>Invoice No.</b>	<b>Site Address:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602
	WO-16300	
	<b>Date</b>	
	3/14/2023	
	<b>Due Date</b>	
	3/14/2023	
	<b>Rep</b>	
	JAB	

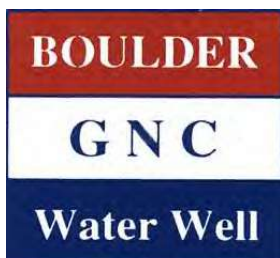
Item	Description	Quantity	Total Price
SVC-LABOR-2	Labor - Service - 2 men Efren JB	1	255.00
	Found 5hp 230v single phase submersible pump for well 7 running to fill the cisterns at well 7 at 20 amps on yellow. Found cistern level at well 7 low, but found both submersible pumps operating and pressurized. Found the cistern level at well 11 full; closed the fill valve from cistern 7 to cistern 11.		
Well Permit#		<b>Total</b>	<b>\$255.00</b>
		<b>Pymts/Credits</b>	<b>\$0.00</b>

**Balance Due \$255.00**

Unpaid balances accrue at the rate of twenty four percent (24%) per annum. Purchaser shall be responsible for all attorney's fees and other costs of collection incurred by Boulder Water Well Service and Supply, Inc. in the course of collecting any amounts owed under this account. The purchaser consents to this provision unless Boulder Water Well Service and Supply, Inc. otherwise agrees in writing. A finance charge computed at a periodic rate of 2% per month (24% annual percentage rate) is applied to past due accounts over 30 days.

Customer's Signature

X \_\_\_\_\_



Lic. #893

# Boulder Water Well Service and Supply, Inc.

Colorado License #893

1901 S 120th St. Suite A, Lafayette, Colorado 80026

Phone: 303-442-1911 Fax: 303-442-8961

<b>To:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602	<b>Invoice No.</b>	<b>Site Address:</b> Creekside South Estates 10955 E 159th Place Brighton, CO 80602
	WO-16234	
	<b>Date</b>	
	3/13/2023	
	<b>Due Date</b>	
	3/13/2023	
	<b>Rep</b>	
	JASON	

Item	Description	Quantity	Total Price
SVC-LABOR	Labor - Regular Time. run temporary line from 7 to 11. 3 visits. Change speed to 43hz	4	620.00
PART	Assorted Cam lock fittings.	1	240.00
B10110	Elbow, 90, Brass, 1"	1	35.59
5044-10	Ball Valve, Brass, 1" threaded	1	51.93
	temp line well 7 to 11 plus additional.		
Well Permit#		<b>Total</b>	<b>\$947.52</b>
		<b>Pymts/Credits</b>	<b>\$0.00</b>

**Balance Due \$947.52**

Unpaid balances accrue at the rate of twenty four percent (24%) per annum. Purchaser shall be responsible for all attorney's fees and other costs of collection incurred by Boulder Water Well Service and Supply, Inc. in the course of collecting any amounts owed under this account. The purchaser consents to this provision unless Boulder Water Well Service and Supply, Inc. otherwise agrees in writing. A finance charge computed at a periodic rate of 2% per month (24% annual percentage rate) is applied to past due accounts over 30 days.

Customer's Signature

X \_\_\_\_\_

**ALBERTS WATER & WASTE WATER SPECIALISTS,  
INC.**

PO Box 273119  
Fort Collins, CO 80527 US  
+1 9704941610  
amanda@awws.org  
www.awws.org

**Invoice****BILL TO**

Creekside S Estates HOA  
Creekside S Estates  
Metropolitan District  
c/o Special District  
Management Services  
141 Union Blvd., St. 150

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
032023-344	03/01/2023	\$3,369.83	03/31/2023	Net 30	

**SALES REP**  
MJS

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/23/2023	Hours	Reported dirty water and had to wait for solution from district	2:00	85.00	170.00
02/28/2023	Hours	I was there for tank cleaning brought up delivered water up to 2.28 residual after 30 minutes of contact time then flushed the houses at well 11 until I got a residual over 2.0	3:00	85.00	255.00
	MONTHLY	Contract charges for the month of March	1	2,463.35	2,463.35
	Fuel & Gas	Fuel Surcharge	1	52.00	52.00
03/01/2023		WO #230221051 2/21/23 Fluoride			18.00
03/02/2023		WO #230223083 2/23/23 Domestic Water Quality, Total Metals By ICP-MS			159.75
03/06/2023	Hours	Went to add solution to well 7 serving well 11, installed sanitary seal in cistern lid at well 11, found the leak at well 7 at 15665 Havana way and spoke to Dave and the customer about the repair.	2:30	0.00	0.00T
03/08/2023	Hours	Met with Jason from Boulder well, had to make solution for well 7 because it is serving well 7 & well 11 customers with a leak at a customer's house. Collected another Raw WQ-MN sample from well 11.	1:30	0.00	0.00T
03/09/2023	Bleach 10 gl	10 gallons of bleach	3	80.01	240.03

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/09/2023	Bleach	Bleach 1 gallon	1	11.70	11.70

Thank you for your business.

SUBTOTAL	3,369.83
TAX	0.00
TOTAL	3,369.83
BALANCE DUE	<b>\$3,369.83</b>



# Invoice

4191 Inca St; Denver, CO 80211  
Phone (303) 232-8888 / (303) 350-4778

Date: 3/7/2023  
Inv/Job #: 7998MNT

Creskide South Estates Metro District  
Special District Management Services, Inc.  
15635 Havana Way  
Brighton, CO 80602

Description: Well to Well Pipe Insulation

PST was contacted by the district manger to provide an estimate to insulate the above ground PEX pipe that connects Well 11 to Well 7 for domestic water. It is approximately 1000 lf from well to well.

*To complete the project, the following steps were performed:*

- 1 After discussion via phone, it is agreed that insulating the 1" PEX line that runs from well to well will prevent freezing
- 2 Source 1" self-sealing foam insulation
- 3 Install self-sealing foam insulation for duration of run from well to well including risers to pumps/controls
- 4 Removal of all job-related debris to be discarded off-site

\*\* Notes:  
\*\* Estimate assumes that the distance from well to well is <= 1000 lf  
\*\* Discussed solution sounds reasonable but does not guarantee that the line will not freeze, therefore we are unable to  
\*\* warranty a freeze/break issue  
  
\*\* Payment Terms: Net30

Total Due	\$ 2,423.33
-----------	-------------

Respectfully Submitted,

Accounts Receivable - Water Extraction Team / Property Solutions Team

**Collections and Attorney Fees, Costs, and Interest.** Any invoice more than thirty (30) days past due may be referred to collections. Water Extraction Team/Property Solutions Team reserves the right to charge Client for all costs of collections, including, without limitation, reasonable attorney fees, costs, and pre-judgment and post-judgment interest at the rate of 8% per annum on the unpaid balance.



MMI Water Engineers, LLC  
7262 South Garrison Court  
Littleton, CO 80128  
bradley.a.simons@gmail.com

## INVOICE

### BILL TO

Ms. Peggy Ripko  
Creskide South Estates  
Metropolitan District  
141 Union Boulevard  
Suite 150  
Lakewood, CO 80228

INVOICE # 1725

DATE 03/19/2023

DUE DATE 04/18/2023

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/09/2023	CSEMD - Project Management	Call from P. Ripko re: Well No. 11 and video conference with Dave/Matt re: water quality issues that have occurred	0.10	176.00	17.60
03/10/2023	CSEMD - Project Management	Prepare for video conference w/ Dave/Matt, incl. research into Well No. 11 records; VC w/ Peggy and Dave/Matt re: Well No.11 water quality; Texts to/from Dave re: water level indicator	1.30	176.00	228.80
03/18/2023	CSEMD - Project Management	Project management and administration	0.10	176.00	17.60

Professional services performed from March 4, 2023 through March 18, 2023

BALANCE DUE

**\$264.00**