

seeking additional quotes.

- Since the last time the district installed well equipment prices have risen from \$40,000 to \$140,000, and although additional quotes had been received, they are all much more than expected, but close and all valid.
- Over the next few months, the Dillon Well will be rehabilitated. The district had a pump and motor on hand, ready to be installed.

Tom Blunk of CP Real Estate Capital, representing Forest Lakes LLC and Forest Lakes Residential Development, said it was a wise decision by the board many years ago to have a pump and motor on hand, and it would be a smart move to consider having replacement equipment as an insurance policy for the future.

Nichols said it could have taken many months to obtain a pump and motor with the current supply line issues.

Water supply outlook

Nichols said that the Bristlecone Lake level rose to almost 39 acre-feet in the spring, but it did not reach the spillway, and it was about 35 acre-feet in early July. If the monsoon weather continues and the three-day watering week remains in place, the district will be OK, but the 90-day outlook predicts a hot and dry climate until winter. The residents are doing a good job conserving water and we are in relatively good shape, said Nichols.

Arapahoe (A1) Well

PPMD 1 board Vice Chairman Mike Slavic requested an update on the Arapahoe Well.

Nichols said the A1 Well was in use for a short time and was blended with the surface water of Bristlecone Lake, but because it is a different source of water the district was having a problem with setting the chemical feeds appropriately, and residents were experiencing yellow water. The district has backed off blending the A1 well water with the surface water, but it was an aesthetic and not toxic to the residents, said Nichols.

Denver well

On July 28, the board held a special meeting to approve a notice of award to Velocity Constructors of Englewood for a total cost of \$1.1 million to complete the pre-drilled Denver Well located in the Falcon Commerce Center.

The board approved the award 3-0 and directed Nichols to sign the contract.

New trail license agreement

Secretary James Boulton said that about five months ago, Medicine Wheel Trail Advocates (MWTa) had approached Classic Homes with regard to building a single-track trail on the west end of the West Valley development, running from north to south and terminating in a cul-de-sac in Filing 7. MWTa will build and maintain the trail on their dime. Dykstra had drafted the legal agreement, and the

board could move forward and approve it, said Boulton.

Nichols said that MWTa had made some changes to the agreement and red-lined the clause for provision of lighting and snow removal, and that is OK, but it also struck through the indemnity clause and that needs to be discussed with the MWTa Executive Director Cory Sutela.

District counsel Russell W. Dykstra of Spencer Fane LLP agreed that the board could approve the license agreement with FLMD and MWTa, and then address the indemnity issue later.

Nichols said it would be beneficial to the district to approve the mutual use trail for both hikers and mountain bikers, and it would be like all the other FLMD trails as a benefit to the residents, but MWTa will build and help maintain the trail. The trail will be located in a steeper area and subject to more erosion than the other trails, said Nichols.

The board approved the trail, 3-0.

Landscape service provider change

Nichols requested the board approve the first amendment: adding landscaping services to the existing agreement for contract services with Triview Metropolitan District (TMD). TMD began providing the water and wastewater operations, maintenance, and administrative services for the FLMD water system Jan. 1. See www.ocn.me/v22n1.htm#flmd and

#tlmd.

Nichols said that TMD includes a landscaping maintenance department, and the additional service will be billed at \$6,000 per month, the same amount as the previous provider with no changes to the landscape service. The service with TMD will begin at the end of July, said Nichols.

Dykstra recommended the contract. The board approved the new contract, 3-0.

Landscape maintenance concerns

Nichols said in response to multiple residents' concerns regarding landscaping:

- Vangie Stratton of Hammersmith Management recommended against a third sign at Pinon Lake because the requested location doesn't have trail access to the lake.
- Two additional signs had been posted prohibiting the recreational use of Pinon Lake.
- It is anticipated that with TMD taking over the landscape maintenance and on site most of the time managing the water system, that issues may be handled a bit better.
- The district will continue working on some of the areas where the residents have raised concerns, such as tree replacement, but FLMD will be clear with the residents about what will be maintained in terms of mowing, etc.

North Monument Creek Interceptor project

Nichols updated the board on the North Monument Creek Interceptor (NMCI) project and said:

- Colorado Springs Utilities (CSU) has requested the northern entities decide by Aug. 1 whether they plan to participate in the design phase of the NMCI.
- The Tri-Lakes Waste Water Treatment Facility had decided against participating in the NMCI project.
- CSU will still proceed with only the Upper Monument Creek Regional Wastewater Treatment Plant participating in the project. The plant is jointly owned by TMD, Donala Water and Sanitation District, and FLMD.
- FLMD strongly believes that the most cost-effective solution is to proceed with TMD, and the savings will be considerable if FLMD allows CSU to treat the district wastewater.

See *Donala, WWSD, and Triview* articles on pages 1, 8, and 11.

FLMD President George Lenz said Nichols had done a great job educating the board for the past couple of years, and the board members agreed to participate in the design study for the NMCI project.

Board vacancies remain

Dykstra said that district resident Steve Schlosser had applied to fill the vacant seat on the FLMD, PPMD 2 & 3 boards, and he said that, even though Schlosser is building a house in another community, he can still qualify for the FLMD board and serve on the other boards. A publication of the vacancy would allow other candidates to potentially fill the position that would run until May 2023.

Nichols confirmed that all the boards have had a vacancy for a few years.

The board approved the publication of a notice to advertise the board vacancies, 3-0.

Note: The current FLMD and PPMD 2 & 3 boards are made up of four executive staff members from Classic Homes. A vacancy also exists on the all-resident PPMD 1 board. See www.ocn/v22n1.htm#flmd.

Land to be deeded

Boulton said a large un-platted tract that does not serve any purpose in the West Valley remains, and he suggested a legal description be obtained and it be gifted to FLMD.

Dykstra said title work and a legal description of the tract had been requested, and the board could accept the transfer and dedication of the tract before the



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