ARABIAN ACRES METROPOLITAN DISTRICT
c/o Walker Schooler District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

REGULAR BOARD MEETING
AGENDA AND NOTICE
WEDNESDAY, DECEMBER 16, 2020
5:30 PM

Please join from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/961239573
You can also dial in using your phone.
United States (Toll Free): 1 877 568 4106
United States: +1 (646) 749-3129
Access Code: 961-239-573

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled for Wednesday, December 16, 2020 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Board of Directors / Term Expires
Allan Brown, 2022
Stan Claassen, 2022
Edith Coffman, 2023
Elizabeth Douglass, 2023
Lanny Hoel, 2023

Lynn Willow, ORC
Kevin Walker, WSDM
Kristian Kulick, WSDM

1) ADMINISTRATIVE MATTERS

a) Call to Order & Declaration of Quorum
b) Confirm any Potential Conflicts of Interest
c) Discussion and Approval of the Agenda
a) Review and approve minutes from November 18, 2020 Regular Board meeting (under separate cover)

2) FINANCIAL MATTERS

a) Review of billing and collection status

b) Review and accept the November 30, 2020 Unaudited Financial Status (see attached))
c) Review and approve the Payment of Claims (See attached)
d) Consider approval of Pay Application No. 4 ($200,556.87) – See attached Pay App
d) Update on Native Sun change orders

3) OTHER BUSINESS

a) Trout Haven exclusion progress – (see attached information)

4) OPERATORS REPORT – See Attached

5) PUBLIC COMMENT

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

6) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 20, 2021 at 5:30 p.m.

Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January through November 2020

	Jan - Nov 20	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1-4000 · Capital Improvement Fees	109,838.26	130,000.00	-20,161.74	84.5%
1-4020 · CORA Requests	150.00			
1-4030 · Late Fee Revenue	1,910.90			
1-4050 · Water Service Fee	92,531.27	107,503.00	-14,971.73	86.1%
1-4070 · Water Tap Fees	0.00	8,000.00	-8,000.00	0.0%
1-4080 · Water Usage	102,422.08	80,000.00	22,422.08	128.0%
2-4400 · Property Tax Revenue	116,323.47	121,646.88	-5,323.41	95.6%
2-4450 · Specific Ownership Tax	8,631.12	8,515.28	115.84	101.4%
2-4460 · Restitution	46.27			
2-4470 · State Senior/ Veteran Funds	5,940.04			
3-4000 · Grant Funds				
3-4110 · DOLA Grant $1 Million	501,945.13			
Total 3-4000 · Grant Funds	501,945.13			
3-4095 · CDPHE Grant 300K	116,111.30	100,000.00	16,111.30	116.1%
Total Income	1,055,849.84	555,665.16	500,184.68	190.0%
Gross Profit	1,055,849.84	555,665.16	500,184.68	190.0%
Expense				
1-6020 · Bank Service Charges	140.00	750.00	-610.00	18.7%
1-6030 · Website	137.84	750.00	-612.16	18.4%
1-6050 · District Management-Operating	41,250.00	50,000.00	-8,750.00	82.5%
1-6060 · Dues Fees and Subscriptions	4,452.28	3,500.00	952.28	127.2%
1-6065 · Engineering O&M	0.00	2,000.00	-2,000.00	0.0%
1-6070 · Election Expense	13,746.22	6,000.00	7,746.22	229.1%
1-6080 · Insurance Expense-Operating	15,416.00	8,000.00	7,416.00	192.7%
1-6090 · Office Supplies	16.42	500.00	-483.58	3.3%
1-6100 · Postage and Copies-Operating	1,697.06	800.00	897.06	212.1%
1-6110 · Audit	6,293.00	7,500.00	-1,207.00	83.9%
1-6120 · Directors Fees	8,500.00	10,000.00	-1,500.00	85.0%
1-6130 · Legal				
1-6135 · Trout Haven Exclusions	1,650.00			
1-6130 · Legal - Other	3,355.50	20,000.00	-16,644.50	16.8%
Total 1-6130 · Legal	5,005.50	20,000.00	-14,994.50	25.0%
1-6150 · Water Billing	8,704.64	5,000.00	3,704.64	174.1%
1-6170 · Chemicals and Supplies	613.38	2,500.00	-1,886.62	24.5%
1-6180 · ORC Fees-Operating	36,261.08	44,000.00	-7,738.92	82.4%
1-6190 · Repairs and Maintenance	13,629.55	20,000.00	-6,370.45	68.1%
1-6210 · Utilities	11,287.56	12,500.00	-1,212.44	90.3%
1-6220 · Water Distribution Purchases	27,775.00	30,000.00	-2,225.00	92.6%
1-6230 · Water Testing	6,439.18	3,000.00	3,439.18	214.6%
2-6240 · Treasurer Collection Fee	3,403.42	1,824.70	1,578.72	186.5%
3-6000 · Capital Outlay				
3-6001 · DWRF 1.5 Million Loan	1,417,625.00			
3-6002 · DOLA 1 Million Grant	472,107.00			
3-6000 · Capital Outlay - Other	70,629.36	2,100,000.00	-2,029,370.64	3.4%
Total 3-6000 · Capital Outlay	1,960,361.36	2,100,000.00	-139,638.64	93.4%
3-6030 · Bid Advertising	0.00	500.00	-500.00	0.0%
3-6050 · District Management	1,000.00			
3-6180 · ORC Fees	2,960.00			
60000 · Advertising and Promotion	0.00	500.00	-500.00	0.0%
Total Expense	2,169,089.49	2,329,624.70	-160,535.21	93.1%
Net Ordinary Income	-1,113,239.65	-1,773,959.54	660,719.89	62.8%
Other Income/Expense				
Other Income				
1-7020 · Interest Income - Operating	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	2,153.21	2,500.00	-346.79	86.1%
Total Other Income	2,153.21	8,500.00	-6,346.79	25.3%

Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January through November 2020

	Jan - Nov 20	Budget	$ Over Budget	% of Budget
Other Expense				
2-8000 · Bond Interest	54,406.75	54,408.00	-1.25	100.0%
2-8050 · National Rural Water Interest	1,315.24	1,578.18	-262.94	83.3%
2-8080 · Trustee Fees	250.00	250.00	0.00	100.0%
Total Other Expense	55,971.99	56,236.18	-264.19	99.5%
Net Other Income	-53,818.78	-47,736.18	-6,082.60	112.7%
Net Income	**-1,167,058.43**	**-1,821,695.72**	**654,637.29**	**64.1%**

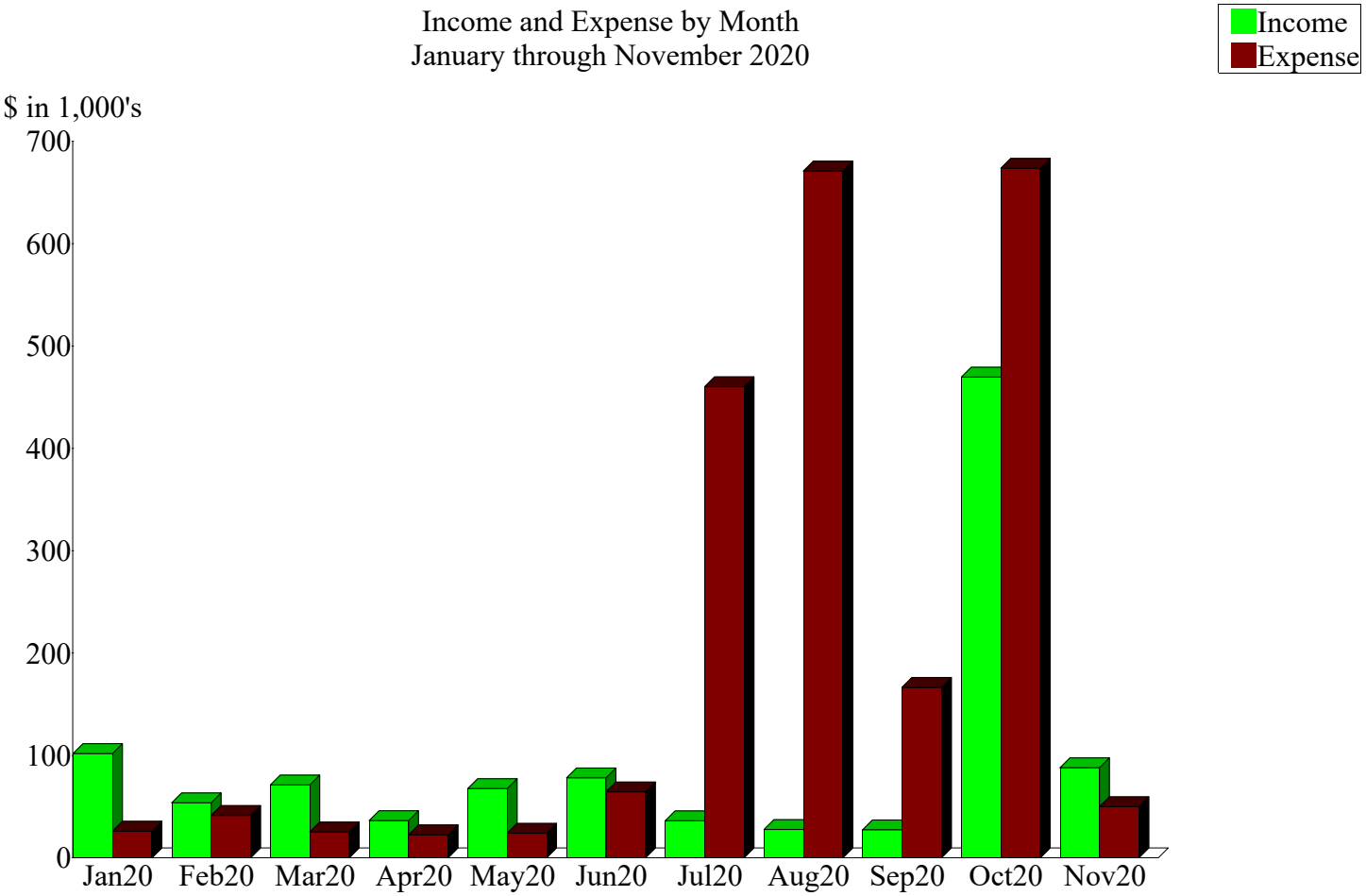
Arabian Acres Metropolitan District
Balance Sheet
As of November 30, 2020

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	273,103.86
1-1020 · Zions First National Bank	0.75
2-1000 · COLOTRUST 4001	122,739.41
2-1020 · COLOTRUST Reserve 8002	31,961.94
3-1000 · COLOTRUST-Capital Reserve 8003	237,365.37
Total Checking/Savings	665,171.33
Accounts Receivable	
1-1200 · Accounts Receivable	11,198.15
Total Accounts Receivable	11,198.15
Other Current Assets	
1-1210 · Accounts Receivable County	1,010.44
1-1300 · Property Tax Receivable	121,631.37
Total Other Current Assets	122,641.81
Total Current Assets	799,011.29
Fixed Assets	
1-1850 · Construction in Progress	699,333.06
Total Fixed Assets	699,333.06
Other Assets	
3-1500 · Capital Assets	1,262,622.90
3-1520 · Equipment	3,307.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-474,196.00
Total Other Assets	1,065,322.45
TOTAL ASSETS	**2,563,666.80**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	18,817.12
Total Accounts Payable	18,817.12
Other Current Liabilities	
DWRF 1.5 Million Loan	1,500,000.00
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	121,646.88
3-4090 · CWCB Meter Loan 400K	209,534.65
Total Other Current Liabilities	1,837,481.83
Total Current Liabilities	1,856,298.95
Long Term Liabilities	
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	48,211.36
Total Long Term Liabilities	1,088,211.36
Total Liabilities	2,944,510.31

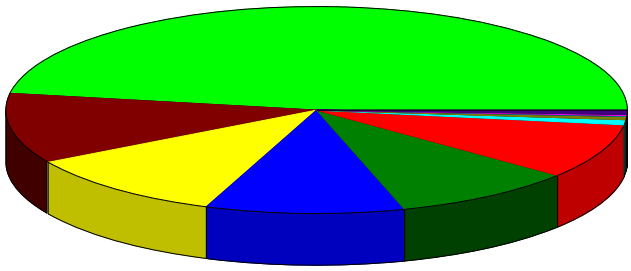
Arabian Acres Metropolitan District
Balance Sheet
As of November 30, 2020

	Nov 30, 20
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	570,281.41
Net Income	-1,167,058.43
Total Equity	-380,843.51
TOTAL LIABILITIES & EQUITY	**2,563,666.80**

Income and Expense by Month
January through November 2020



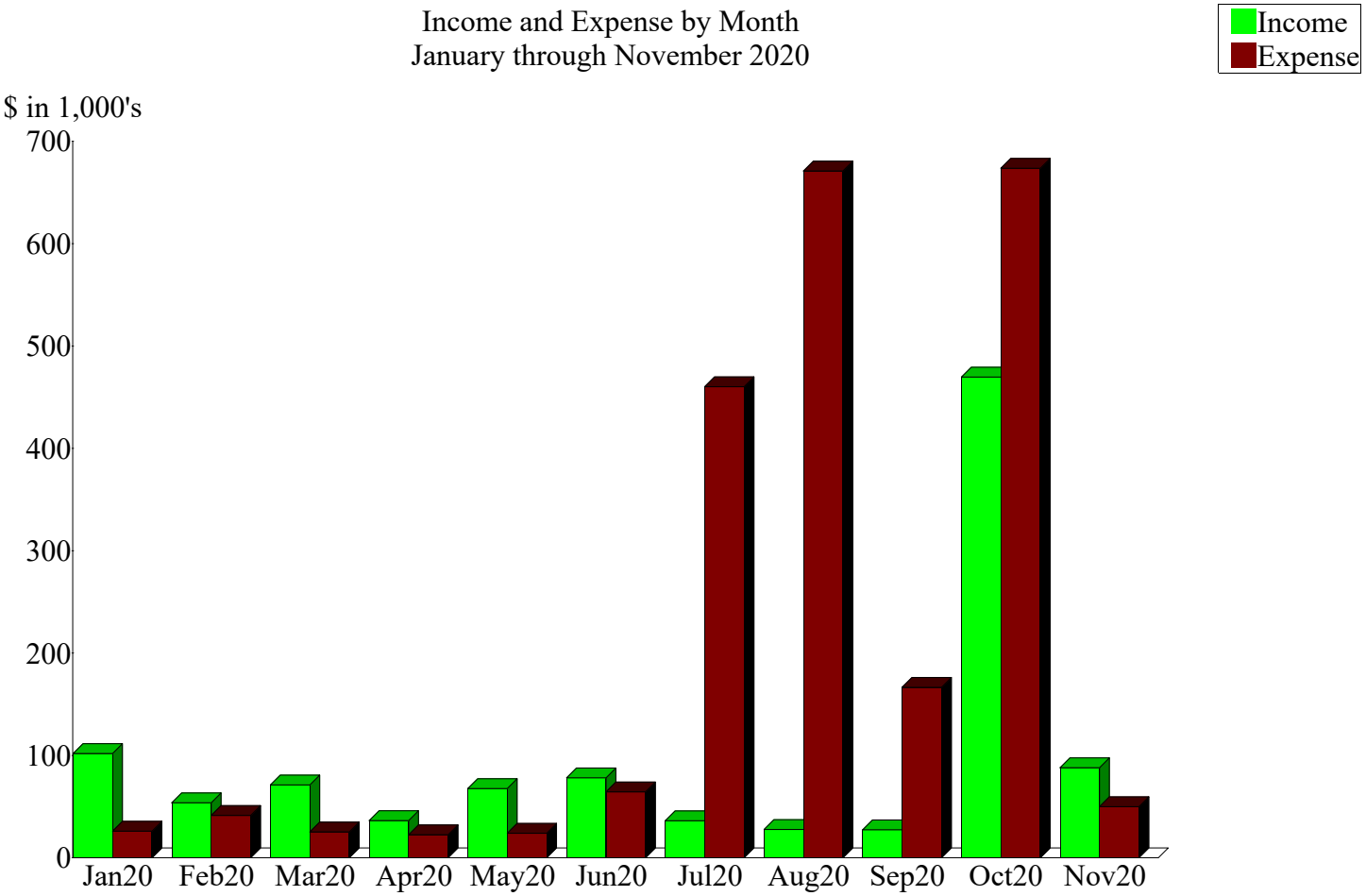
Income Summary
January through November 2020



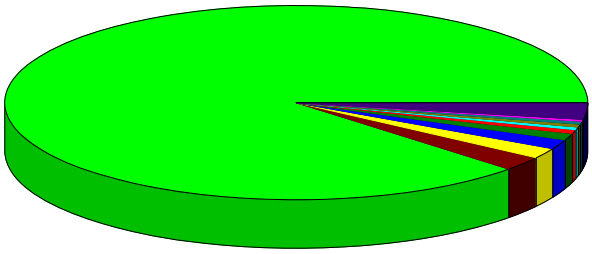
3-4000 · Grant Funds		47.44%
2-4400 · Property Tax Revenue		10.99
3-4095 · CDPHE Grant 300K		10.97
1-4000 · Capital Improvement Fees		10.38
1-4080 · Water Usage		9.68
1-4050 · Water Service Fee		8.75
2-4450 · Specific Ownership Tax		0.82
2-4470 · State Senior/ Veteran Funds		0.56
2-7000 · Interest Income		0.20
1-4030 · Late Fee Revenue		0.18
Other		0.02
Total		$1,058,003.05

By Account

Income and Expense by Month
January through November 2020



Expense Summary
January through November 2020



3-6000 · Capital Outlay		88.10%
2-8000 · Bond Interest		2.45
1-6050 · District Management-Operating		1.85
1-6180 · ORC Fees-Operating		1.63
1-6220 · Water Distribution Purchases		1.25
1-6080 · Insurance Expense-Operating		0.69
1-6070 · Election Expense		0.62
1-6190 · Repairs and Maintenance		0.61
1-6210 · Utilities		0.51
1-6150 · Water Billing		0.39
Other		1.90
Total		$2,225,061.48

By Account

Arabian Acres Metropolitan District

PAYMENT REQUEST

12/16/2020

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	12162020EC	12/16/2020	$ 100.00		$ 100.00	
Lanny Hoel	12162020LH	12/16/2020	$ 100.00		$ 100.00	
Elizabeth Douglas	12162020ED	12/16/2020	$ 100.00		$ 100.00	
Allan Brown	12162020AB	12/16/2020	$ 100.00		$ 100.00	
Stan Claassen	12162020SC	12/16/2020	$ 100.00		$ 100.00	
Alpine Locates & Utilities	11055	12/8/2020	$ 190.00		$ 190.00	
Colorado Analytical	200922010	9/29/2020	$ 310.00		$ 310.00	
Colorado Special District Prop & Liab Pool	POL-0005822	11/18/2020	$ 8,740.00		$ 8,740.00	
Dana Kepner	3060564-00	11/17/2020	$ 2,200.00		$ 2,200.00	
Dana Kepner	3060536-00	11/17/2020	$ 508.50		$ 508.50	
El Paso County Public Health	113020	11/30/2020	$ 21.00		$ 21.00	
IREA	40045402	12/11/2020	$ 114.41		$ 114.41	ACH
IREA	40032202	12/11/2020	$ 53.60		$ 53.60	ACH
IREA	40299901	12/11/2020	$ 158.86		$ 158.86	ACH
IREA	43071702	12/11/2020	$ 133.14		$ 133.14	ACH
IREA	43183502	12/11/2020	$ 242.93		$ 242.93	ACH
J.A. Excavation & Septic's LLC	Contracted112020	11/30/2020	$ 570.00		$ 570.00	
J.A. Excavation & Septic's LLC	Contracted112020	11/30/2020	$ 2,650.00		$ 2,650.00	
Mailing Services Inc	14533	12/6/2020	$ 109.50		$ 109.50	
National Rural Water Association	1012021	1/1/2021	$ 924.10		$ 924.10	
Walker Schooler District Managers	6634	11/30/2020	$ 4,482.75		$ 4,482.75	
TOTAL			**$ 21,908.79**	**$ -**	**$ 21,908.79**	

CAPITAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
TOTAL			**$ -**		**$ -**		

, Treasurer

Arabian Acres Metropolitan District

TOTAL $ 21,908.79

APPLICATION FOR PAYMENT

TO OWNER: Arabian Acres Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903

Application No: 4
Period From: 11/01/20
Period To: 11/30/20

FROM CONTRACTOR: GLACIER CONSTRUCTION CO.
5460 South Quebec Street, Suite 200
Greenwood Village, CO 80111

Glacier Job No: 2092

Date Of This Request: 11/30/20

PROJECT: Arabian Acres Metropolitan District: Potable Water Treatment Improvement Project

CHANGE ORDER SUMMARY

		C.O. Value	Contract Total
ORIGINAL CONTRACT VALUE			
Change Orders Approved In Previous Months Through C.O. No.			
C.O. Approved This Month			
No.	Date Approved		
1	**23-Oct-20**	$7,319.00	$714,187.00
2	**16-Nov-20**	$8,433.00	**$722,620.00**
CURRENT REVISED CONTRACT VALUE			**$722,620.00**

OWNER'S APPROVAL FOR PAYMENT

(If This amount is not the same as item No. 8, provide explanation to the contractor.)

Owner — Date

Adam Sommers — 12/14/2020

Engineer — Date

CONTRACTOR'S APPLICATION FOR PAYMENT

1.	ORIGINAL CONTRACT VALUE		$706,868.00
2.	Net Change By Change Order - Through C.O. No.	2	$15,752.00
3.	CURRENT CONTRACT VALUE		$722,620.00
4.	TOTAL COMPLETED & STORED TO DATE		$531,852.50
5.	RETAINAGE: 5%		$26,592.62
6.	TOTAL EARNED LESS RETAINAGE		$505,259.87
7.	LESS PREVIOUS APPLICATIONS FOR PAYMENT		$304,703.00
8.	**CURRENT PAYMENT DUE**		$200,556.87
9.	BALANCE TO FINISH, INCLUDING RETAINAGE		$217,360.13

The undersigned Contractor represents and certifies that to the best of the Contractor's knowledge, information and belief, I.) the Work covered by this Application for Payment has been completed in accordance with the Contract Documents; ii.) that all amounts have been paid by the Contractor to its Subcontractors, Laborers and Material Suppliers for Work which previous Applications for Payment were issued and payments received from the Owner; iii.) that all taxes of every kind payable as a result of performance of this Agreement have been or will be paid to the appropriate authorities, and iv.) the current payment shown herein is now due.

By: _____ Date: 30-Nov-20

State of: Colorado County of: Arapahoe

Subscribed and sworn to before me this 30th day of November, 2020

Notary Public: Stephanie Zaugg

My Commission expires: 5/19/2023

STEPHANIE ZAUGG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074017388
MY COMMISSION EXPIRES 05/19/2023

CONTINUATION SHEET

Project Name: Potable Water Treatment Improvement Project

CONTRACTOR: GLACIER CONSTRUCTION CC
APPLICATION No: 4
APPLICATION DATE: 11/30/20
BILLING PERIOD THROUGH: 11/30/20

PAGE: 1

A	B	C			C		D	E		G	H	I
ITEM No.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED QUANTITY COMPLETE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G - C)	BALANCE TO FINISH	RETAINAGE
01	Control Building A (including Electrical)	1.00	LS	300,000.00	300,000.00	0.70	150,000.00	60,000.00	210,000.00	70%	90,000.00	See Cover Sh
02	Control Building B (including Electrical)	1.00	LS	292,800.00	292,800.00	0.90	146,400.00	117,120.00	263,520.00	90%	29,280.00	
03	SCADA Improvements	1.00	LS	36,500.00	36,500.00	0.60		21,900.00	21,900.00	60%	14,600.00	
04	Well 3R	1.00	LS	39,934.00	39,934.00						39,934.00	
05	Well 10	1.00	LS	37,634.00	37,634.00	0.65	24,340.00	0.00	24,340.00	65%	13,294.00	
06	Change Order #001	1.00	LS	7,319.00	7,319.00	0.50		3,659.50	3,659.50		3,659.50	
07	Change Order #002	1.00	LS	8,433.00	8,433.00	1.00		8,433.00	8,433.00			
	Total	7.00			722,620.00		320,740.00	211,112.50	531,852.50	73.6%	190,767.50	

ARABIAN ACRES METROPOLITAN DISTRICT

EXCLUSION OF TROUT HAVEN PROPERTIES

Project Objective

Allow Trout Haven residents who are not currently receiving water service from AAMD to petition the district to be excluded from the District

.

Background

Numerous properties in Trout Haven that are currently in the Arabian Acres Metropolitan District are served water by individual wells and not by the District's infrastructure.

Water service is not likely to be available in the foreseeable future due to costs and input from Trout Haven property owners in the recent past

All property in AAMD is currently obligated via property taxes to complete paying off the original bond obligation that purchased the water system in the early 2000's. That current bond debt is approximately $1,100,000. This bond is scheduled to be paid off in 2030.

Anyone leaving the district is required by law to continue to pay these property taxes until the debt is paid off.

The AAMD Board is willing to consider petitions for exclusion of these properties

Process

There is a legal process to exit any special district, and in general the following steps are:

- A formal petition for exclusion (see attached) is signed by the land holder and notarized
- The petition is submitted to the District Manager with a check for $150.00 (by law the individuals exiting must pay for any costs associated with the exclusion process)
    - The funds will be used, and accounted for, by the District to reimburse direct legal and administrative costs of the process
    - Excess funds will be returned to the petitioners if available
    - Costs included will be legal review of petitions, legal advertising, administrative time and expense by the Manager including mailing, copying, etc.
- The AAMD board will advertise and schedule a hearing to review and vote on the exclusions petition
- All those in TH and leaving the district will continue to incur and pay the annual property "bond tax" until 2030 or until it is fully paid if earlier

- Petitioners are not required to exclude, but this process has been discussed by the Board. The Board is NOT REQUIRED to approve exclusion at any time in the future and must make affirmative conclusions that it is in the best interest of the District at the time of exclusion
- Those properties that go through this process will no longer be obligated to AAMD for any financial obligations or tax levies (other than the current bond obligation)
- **Deadline for submittal of these petitions is FEBRUARY 28, 2021**
- A Sample Petition is included in this package for your assistance. Please refer to the sample for questions about legal descriptions, etc. or call a number below.

If you have an interest in pursuing this exclusion process, please contact any of the following persons:

Mr. Kevin Walker, District Manager
Kevin.w@wsdistricts.co
(719) 447-1777

Mr. Allan Brown, Board Member and Trout Haven Resident
Brown99y@outlook.com
(734) 392-4211

Mr. Stan Claassen, Board Member and Trout Haven Resident
claassenstanj@gmail.com
(785) 371-6575

Arabian Acres Metro District website
https://arabianacresmd.colorado.gov/

PETITION FOR EXCLUSION OF PROPERTY

_____

TO: THE BOARD OF DIRECTORS OF THE
ARABIAN ACRES METROPOLITAN DISTRICT,
TELLER COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., _____ (the "Petitioner") hereby respectfully requests that the **ARABIAN ACRES METROPOLITAN DISTRICT** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District. Specifically, and without limitation Petitioner warrants, represents, and states as follows:

1. Petitioner is the owner of one hundred percent (100%) of the real property described on Exhibit A and has the right, power, and lawful authority to bring this Petition.

2. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the subject real property.

3. That by execution of the Petition, the Petitioner assents to and formally requests the permanent exclusion of the subject real property from the District.

4. That this Petition for Exclusion is brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.

5. The exclusion of the Petitioner's property is requested because the District does not provide water services to such property and it is not contemplated that such property will be served water by the District or the District may not be capable of providing water service to the property.

6. It is in the best interests of the Petitioner's property, the District, Teller County, that the subject real property be excluded from the District.

7. There will be no reduction in the availability or cost of municipal services with there being the same benefits to the Petitioner's property.

8. The exclusion will not affect the ability of the District to provide services to the remainder of the property within the District.

9. If this petition were to be granted, it would have no adverse economic impact upon the District.

10. Petitioner acknowledges that Petitioner's ability to obtain water is dependent upon state law and its implementation by the Colorado Division of Water Resources ("Division"). It is the District's understanding based on representations from Division staff that under current law and policies, an owner of any property excluded from the District's service area is not prevented from obtaining an exempt well permit; however, the Petitioner accepts all risks with respect to the same.

11. If this petition were to be granted, Petitioner would be responsible for its portion of any bonded indebtedness in existence immediately preceding the effective date of the order until retired as set forth in any exclusion order that may be adopted by the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The Petitioner includes with this Petition a deposit for exclusion the cost proceedings of $150.00. The Petitioner understands that Petitioner may be required to pay additional amounts sufficient to pay all the costs of the exclusion proceedings and will be entitled to a refund of any amounts which are not required to pay all the costs of the exclusion proceedings.

The name and address of the Petitioner is as follows:

_____
_____
_____

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

By: _____
[Signature]

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above and foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of _____.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
LEGAL DESCRIPTION
(The Property)

PETITION FOR EXCLUSION OF PROPERTY

_____

TO: THE BOARD OF DIRECTORS OF THE
ARABIAN ACRES METROPOLITAN DISTRICT,
TELLER COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., __JOHN DOE AND JANE ROE-DOE_____ (the "Petitioner") hereby respectfully requests that the **ARABIAN ACRES METROPOLITAN DISTRICT** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District. Specifically, and without limitation Petitioner warrants, represents, and states as follows:

1. Petitioner is the owner of one hundred percent (100%) of the real property described on Exhibit A and has the right, power, and lawful authority to bring this Petition.

2. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the subject real property.

3. That by execution of the Petition, the Petitioner assents to and formally requests the permanent exclusion of the subject real property from the District.

4. That this Petition for Exclusion is brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.

5. The exclusion of the Petitioner's property is requested because the District does not provide water services to such property and it is not contemplated that such property will be served water by the District or the District may not be capable of providing water service to the property.

6. It is in the best interests of the Petitioner's property, the District, Teller County, that the subject real property be excluded from the District.

7. There will be no reduction in the availability or cost of municipal services with there being the same benefits to the Petitioner's property.

SAMPLE

8. The exclusion will not affect the ability of the District to provide services to the remainder of the property within the District.

9. If this petition were to be granted, it would have no adverse economic impact upon the District.

10. Petitioner acknowledges that Petitioner's ability to obtain water is dependent upon state law and its implementation by the Colorado Division of Water Resources ("Division"). It is the District's understanding based on representations from Division staff that under current law and policies, an owner of any property excluded from the District's service area is not prevented from obtaining an exempt well permit; however, the Petitioner accepts all risks with respect to the same.

11. If this petition were to be granted, Petitioner would be responsible for its portion of any bonded indebtedness in existence immediately preceding the effective date of the order until retired as set forth in any exclusion order that may be adopted by the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The Petitioner includes with this Petition a deposit for exclusion the cost proceedings of $150.00. The Petitioner understands that Petitioner may be required to pay additional amounts sufficient to pay all the costs of the exclusion proceedings and will be entitled to a refund of any amounts which are not required to pay all the costs of the exclusion proceedings.

The name and address of the Petitioner is as follows:

JOHN DOE_____
JOHN DOES' ADDRESS_____
NOT NECESSARILY TROUT HAVEN

Remainder of page intentionally left blank. Signature page follows.

SAMPLE

PETITIONER:

By: John Doe_____
[Signature]

Printed Name: JOHN DOE_____

Title: _(if applicable)_____

MUST BE NOTARIZED

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above and foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of _____.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

SAMPLE

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
LEGAL DESCRIPTION
(The Property)

Legal Description – LOT #, TROUT HAVEN FILING NO. #

Can find on your deed or at the Teller County Assessor's website –

https://www.co.teller.co.us/Data/owner.tc

For Example, Teller County Data base shows legal as L21 B4 TROUT HAVEN 4, **meaning Lot 21 Block 4 Trout Haven Subdivision Filing No. 4**

SAMPLE

ARABIAN ACRES METROPOLITAN DISTRICT

MONTHLY OPERATIONS REPORT
November 6, 2020 to December 4, 2020
Submitted by: Lynn Willow, O.R.C/Operator

TOTAL WATER PUMPED
Control A 347,720
Control B 0

TOTAL PURCHASED WATER

Trucked – 0
(Amount actually received per each 4,000 gallon load is generally 200-300 gallons less due to standard and typical hauling losses)

OPERATIONS & MAINTENANCE ISSUES

1) Bac-T samples for the month have been taken and are negative.
2) Read, recorded and turned in meter reads.
3) Power surge cut power to wells 2 and 8 from storm. Reset wells at well head.
4) Control B is off line in preparation for new building at B.
5) The new Building for control B has been delivered and plumbed in. Waiting for final electrical connections.
6) 12-11-2020 is the estimated start up date for Control B.
7) New building for Control A has arrived and is being plumbed in.
8) Working with Glacier on CIP.

OTHER BUSINESS:

Winter temperatures are here. Please check water lines in your house to make sure they are insulated properly.
Please call for water turn off, if you are planning to leave for an extended period of time this winter and remember to check the AAMD website for hints on how to protect your inside water lines during the winter months.