

**RESOLUTION OF
THE BOARDS OF DIRECTORS
OF
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
2025 AMENDMENT TO OPERATIONS AND MAINTENANCE FEES**

At a regular meeting of the Board of Directors of the GEOS Neighborhood Metropolitan District, City of Arvada, Jefferson County, Colorado, held at 10:00 A.M., on Thursday, November 14, 2024, video conference at <https://us06web.zoom.us/j/81398968027?pwd=ZQFZlm9oMOTIi1bqmTYbU5jeq6iUDl.1> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 813 9896 8027, Passcode: 274702, at which a quorum was present, the following resolution was adopted:

WHEREAS, the GEOS Neighborhood Metropolitan District (the “District”) was organized as a special district pursuant to an Order of the District Court in and for the County of Jefferson, Colorado, dated February 15, 2008, and is located within the City of Arvada, Jefferson County and exists as a metropolitan district pursuant to the provisions of Sections 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder as Reception No. 2016012383, as amended by the First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder as Reception No. 2017011955, and as may be amended from time to time, applicable to the Property within the District contemplates that the District will facilitate the provision of, among other things, landscape maintenance, drainage, park and recreation services, covenant enforcement and design review services; and

WHEREAS, the District’s Service Plan, dated August 28, 2007 and approved by City Council via Resolution No. R07-099 on September 10, 2007 (the “Service Plan”) provides that the District shall be responsible for ownership and maintenance of the following public improvements: (1) ground source heating system (e.g., pumps, lines, heat, exchangers); (2) photovoltaic cells and associated electrical lines (from the PV Cells to the master meter with Xcel Energy); (3) alleyways; (4) open space park; (5) neighborhood parks; and (6) integrated detention and underdrains; and

WHEREAS, pursuant to Section 29-27-201(1), C.R.S., before a local government may engage or offer to engage in providing cable television, telecommunications services, or advanced services, an election shall be called on whether or not the local government shall provide such service; and

WHEREAS, at an election held on November 8, 2016, the electors of the District voted in favor of authorizing the District to provide television relay and translation services, including in the form of high-speed internet services (advanced services) and/or cable television services to residents and other users of such services in accordance with Sections 29-27-101 *et seq.*, C.R.S.; and

WHEREAS, by Resolution adopted February 5, 2021, the Board of Directors of the District formed the Homeowners Advisory Committee (the “HAC”) the purpose of which is to serve in an advisory role and make recommendations to the Board of Directors of the District regarding policies, operations and maintenance, and other District actions and activities; and

WHEREAS, at the direction of the Board of Directors of the District (the “Board”), the HAC undertook an extensive review of operations and maintenance obligations of the District, the expenses associated therewith, the service providers therefor, and other related matters and has produced reports and recommendations related to the fees for consideration by the Board; and

WHEREAS, the revenue generated by the District’s operations and maintenance mill levy are adequate to cover the general expenses of the District, including, but not limited to insurance and bonds and general statutory compliance and related accounting and legal services but are not adequate to fund the operations and maintenance expenses of the District; and

WHEREAS, the Service Plan provides that the District is permitted to impose reasonable fees for the operation and maintenance of the photovoltaic system and associated improvements, ground source heating system and associated improvements, roadway maintenance, park and recreation activities, and operation and maintenance obligations; and

WHEREAS, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., the Districts are authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the Districts; and

WHEREAS, Section 32-1-1001(1)(j), C.R.S., also provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

WHEREAS, on November 11, 2021, as continued to December 13, 2021, the Board adopted a resolution imposing fees for operation and maintenance services provided by the District (the “2021 Fee Resolution”); and

WHEREAS, on November 16, 2022, the Board adopted a resolution amending the fees imposed for operation and maintenance service provided by the District as recommended by the HAC (the “2023 Fee Resolution”); and

WHEREAS, on November 9, 2023, the Board adopted a resolution amending the fees imposed for operation and maintenance service provided by the District as recommended by the HAC (the “2024 Fee Resolution”); and

WHEREAS, HAC performed a review of operation and maintenance services and related expenses and produced the report dated October 29, 2024, attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the District determines that the services it is providing to the properties within the District continue to be a benefit to its residents, property owners, and the public and that the services provide added and continuing value to the property within the District; and

WHEREAS, the District determines that it is necessary to continue to impose a monthly fee to provide sufficient revenue to cover the cost of providing, operating, and maintaining the services performed by the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GEOS NEIGHBORHOOD METROPOLITAN DISTRICT THAT:

1. Adoption of Fees. The District hereby adopts the fees for assessment in 2025 as set forth in **Exhibit B** attached hereto and incorporated herein by this reference (the “2025 Fees”)
2. Exhibit A. Exhibit A to the 2021 Fee Resolution is hereby amended to add **Exhibit B**.
3. Full Force and Effect. Except as expressly modified by this amendment and the 2025 Fees, all other provisions of the 2021 Fee Resolution shall remain in full force and effect.
4. Effective Date. This Resolution shall take effect on January 1, 2025.

[The remainder of this page is intentionally left blank.]

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Board.

ADOPTED AND APPROVED this 14th day of November 2024.

**GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT**

DocuSigned by:
Chad Ellington
90429E1E0A384C3...

Chad Ellington, President

ATTEST:

DocuSigned by:
M. Michael Cohen
745B8E12CE07415

M. Michael Cohen, Secretary

EXHIBIT A

Homeowners Advisory Committee
2025 O&M Fees Recommendation



**GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT**
HOMEOWNERS ADVISORY
COMMITTEE

November 5, 2024

Board of Directors
Geos Neighborhood Metropolitan District

Re: 2025 O&M Fees

Following review and discussion, the Homeowners Advisory Committee (HAC) recommends the Board of Directors adopt the updated “Geos Neighborhood Metropolitan District Fee Schedule” attached and include the budget totals for the Special Revenue Fund as shown on the attached “Budget and Fees.”

Service costs are described in the attached “Service Costs” and revenue is based on a conservative estimate of new homes to close in 2025 (see attached “Total Units”).

Please note:






1. Proposed Fees are calculated in the attached “Budget and Fees” page and have been set to cover the anticipated costs and not the higher budget recommendations this year. There is now sufficient money in Reserve to pay any unexpected expenses and to account for the budget total.
2. Internet Service expenses were far below estimates in 2024. This was caused by a delay in the start of billing by Quantum Fiber while they completed installation — essentially providing owners with two free months of service — and bill totals that are lower than anticipated. The HAC therefore recommends applying unused Internet Fees paid in 2024 to lower, temporarily, the monthly Internet Fees throughout 2025. The HAC will recommend an Internet Fee adjustment during the year if Quantum Fiber revises their monthly billing (including any retroactive adjustments).
3. The Billing category has been replaced by Management services that, if approved, will provide billing services as well as covenant enforcement, some accounting, and management community services.

Thank you for your consideration.

Karen Gerbatsch,
HAC Chair

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT FEE SCHEDULE

The Geos Neighborhood Metropolitan District will assess the following operations and maintenance fees beginning January 1, 2025. All fees are due monthly by the first of the month for that month of service. The District may impose monthly a \$15 Late Fee and 1-1/2% interest on outstanding balances for all fees not paid within 30 days of the due date. See the *Policies and Procedures for Collection of Fees and Rules Enforcement* for complete details.

STANDARD UNIT 	SMALL UNIT 	FUTURE STANDARD UNIT 	FUTURE SMALL UNIT 	INTERNET SERVICE 
\$45.00 <i>Each per month</i>	\$34.50 <i>Each per month</i>	\$31.00 <i>Each per month</i>	\$21.50 <i>Each per month</i>	\$8.00 <i>Additional for each Standard and Small unit in "Block 10" only</i>

DEFINITIONS:

Standard Units are any dwelling or business units with more than 800 square feet of living space.

Small Units are any dwelling or business units with 800 square feet or less of living space.

Future Units are any dwelling units, business units, or lots subject to a preliminary or final plat approved by the City of Arvada but which have not yet been sold to an End User. They will be charged Future Unit fees based on the number of dwelling and business units approved under the most recently approved plat, or as adjusted to match the number of dwelling and business units shown in completed construction documents approved by the Geos Design Committee.

INITIATION OF FEES:

Future Unit fees shall be assessed once installation of landscaping (including, but not limited to, trees, shrubs, grasses, other plantings, retaining walls, gravel, or sidewalks) has begun on any right-of-way or common areas either adjacent to or on the same block as a unit/lot, the District needs to provide any services on any right-of-way or common areas either adjacent to or on the same block as a unit/lot, or the City of Arvada has issued a unit a Certificate of Occupancy; except,

Fees shall not be assessed during the period before a unit/lot has received a Certificate of Occupancy while a developer or builder is adequately providing for the ongoing operations and maintenance of these areas (such that the areas do not fall into disrepair and/or require any maintenance by the District), provided, however, such period shall not exceed 30 months from the start of installation of landscaping or the initiation of District services on any right-of-way or common areas either adjacent to or on the same block as a unit/lot

All units shall forever be converted from Future Unit fees to Standard Unit or Small Unit fees upon the occurrence of any of the following: (1) a builder or developer has closed on the sale of a unit to an End User, (2) a unit is first occupied by a resident or has begun business use (including use as a model home), or (3) a unit requests or requires additional services beyond those provided to Future Units and which are paid for in whole or in part by the operations and maintenance fees of the District. For purposes of this Fee Schedule, any owner who uses a unit for residential or commercial use, or rents or leases a unit to another for residential or commercial use, is an End User; the business entity that constructs a unit but otherwise does not use it for residential or business use, is not an End User.

Service Costs

Geos Estimated Costs for O&M Services in 2025 (rev. 11/5/2024)

Service:	Breakout/Explanation of Service Cost (by Unit, Month or Year):			Yearly Total:	
	Domain.com (geos.life domain registration and DNS hosting)/yr.	Wild Apricot (website hosting)/yr.	Zoho (email hosting)/yr.		
Communication	\$46.17	\$900.00	\$12.00	\$ 958.17	
		minus 2024 Overpayment			
	2025 Est. Quantum Fiber (currently billed \$662.15 per month)/yr	2024 Actual Cost: Jan-Jun \$4,003 + Jul-Dec (662.15 x 6) + Accounting \$1,250 =	2024 Revenue: \$46 x 28 units x 12 mo. =	Overpayment in 2024 =	2025 Est. - 2024 Overpayment
Internet	\$7,945.80	\$9,225.90	\$15,456.00	-\$6,230.10	\$ 1,715.70
	Professional service /yr	Sprinkler Maintenance /yr	Tree Care /yr		
Landscaping	\$7,000.00	\$500.00	\$1,000.00	\$ 8,500.00	
	Variable (2024 thru 6/30 is \$2,562) but should expect incremental increase in 2025 with addition of Blocks 2, 3, and 4 alleys.				
Snow Removal	\$7,500.00			\$ 7,500.00	
	Handyman odd jobs and maintenance				
Maintenance/ Handyman/ Contingency	\$1,000.00			\$ 1,000.00	
	Currently 4 bins at \$230/mo. Each additional bin is \$75/mo. Anticipate adding bins to Blocks 2, 3, 4 for total of 5. /mo				
Compost	\$455.00			\$ 5,460.00	
	Actual monthly cost in 2024.				
Electric	\$19.00			\$ 228.00	
Water	2024 estimated total of \$500. Anticipated increase with new green spaces turned over to the District.			\$ 1,200.00	
Accounting	Thru 6/30/24 \$3,854, with estimated 2024 total of \$7,700			\$ 8,000.00	
Management	See proposals.			\$ 12,000.00	
Legal	Thru 6/30/24 \$6,026, with estimated 2024 total of \$12,000.			\$ 12,000.00	

Total Units

Geos Estimated Total Units Paying O&M Fees Through 2025 (rev. 11/5/2024)

Standard Units	January	February	March	April	May	June	July	August	September	October	November	December
Block 10	28	28	28	28	28	28	28	28	28	28	28	28
Block 4	20	20	20	20	20	20	20	20	20	20	20	20
Block 2	22	22	22	22	22	22	22	22	22	22	26	26
Block 3	20	22	24	24	24	24	24	24	24	24	24	24
Block 1	4	8	8	12	12	13	17	17	17	20	21	21
Total:	94	100	102	106	106	107	111	111	111	114	119	119
Average monthly units over the year:	108.33											

Future Standard Units	January	February	March	April	May	June	July	August	September	October	November	December
Block 10	5	5	5	5	5	5	5	5	5	5	5	5
Average monthly units over the year:	5											

Future Small Units	January	February	March	April	May	June	July	August	September	October	November	December
Block 10	5	5	5	5	5	5	5	5	5	5	5	5
Average monthly units over the year:	5											

Budget and Fees

Geos O&M Services and Fees for 2025 (rev. 11/5/24)

	Service Costs	Administrative Costs	Total Cost	
	+	=		
Homeowner Services	Yearly Cost <i>(see "Breakout/Explanation" Sheet)</i>	Accounting Admin <i>(dividing equally among 9 services)</i>	Legal Admin <i>(dividing equally among 8 services)</i>	
			Yearly Cost: Service + Admin	
Management ^(S)	\$ 12,000.00	\$ 888.89	\$ 1,500.00	\$ 14,388.89
Communications ^(S)	\$ 958.17	\$ 888.89	\$ 1,500.00	\$ 3,347.06
Landscaping ^(S)	\$ 8,500.00	\$ 888.89	\$ 1,500.00	\$ 10,888.89
Maintenance/Handyman/Contingency	\$ 1,000.00	\$ 888.89	\$ 1,500.00	\$ 3,388.89
Reserve	\$ 5,600.00			\$ 5,600.00
Compost	\$ 5,460.00	\$ 888.89	\$ 1,500.00	\$ 7,848.89
Electric	\$ 228.00	\$ 888.89	\$ 1,500.00	\$ 2,616.89
Water ^(S)	\$ 1,200.00	\$ 888.89	\$ 1,500.00	\$ 3,588.89
Snow Removal ^(S)	\$ 7,500.00	\$ 888.89	\$ 1,500.00	\$ 9,888.89
Totals:	\$ 42,446.17			\$ 61,557.28

Block 10 Only:

Internet	\$ 1,715.70	\$ 888.89	\$ 2,604.59
Totals:	\$ 1,715.70		\$ 2,604.59

(S) = shared services billed to all property owners (including vacant lot owners).

Color Key:

Small Units: 1/2 cost for common area maintenance.

Future units do not receive or pay for these services.

Monthly Costs by Unit Type

Standard Unit	Small Unit	Future Standard Units	Future Small Units
\$ 10.13	\$ 10.13	\$ 10.13	\$ 10.13
\$ 2.36	\$ 2.36	\$ 2.36	\$ 2.36
\$ 7.83	\$ 3.92	\$ 7.83	\$ 3.92
\$ 2.61	\$ 2.49		
\$ 4.31	\$ 4.12		
\$ 6.04	\$ 5.77		
\$ 2.01	\$ 0.98		
\$ 2.58	\$ 1.29	\$ 2.76	\$ 1.29
\$ 7.11	\$ 3.56	\$ 7.61	\$ 3.56
\$ 44.99	\$ 34.62	\$ 30.69	\$ 21.26

28 units

\$ 7.75			
\$ 7.75			

Budget Categories

	Estimated Cost	Recommended 2025 Budget <i>(rounded from estimates)</i>
Accounting*	\$ 8,000.00	\$ 10,000.00
Management	\$ 12,000.00	\$ 15,000.00
Legal*	\$ 12,000.00	\$ 15,000.00
Miscellaneous	\$ 958.17	\$ 1,200.00
Landscaping	\$ 8,500.00	\$ 10,000.00
Repairs and Maint. (and Contingency)	\$ 1,000.00	\$ 1,500.00
Reserve	\$ 5,600.00	\$ 5,600.00
Utilities	\$ 6,888.00	\$ 10,000.00
Snow Removal	\$ 7,500.00	\$ 10,000.00
	\$ 62,446.17	\$ 78,300.00

Internet	\$ 1,715.70	\$ 15,000.00
	\$ 64,161.87	\$ 93,300.00

*These items cannot be added separately to homeowner fees but must be part of each service provided.

Proposed Fees	Standard Unit (>800 sf)	Small Unit (=<800 sq. ft.)	Future Standard Unit	Future Small Unit
Proposed Unit Fees (mo):	\$ 45.00	\$ 34.50	\$ 31.00	\$ 21.50
Est. Revenue (yr):	\$ 58,500.00	\$ 0.00	\$ 1,860.00	\$ 1,290.00
Total Est. Revenue (yr):	\$ 61,650.00			
Total Est. Expenses (yr):	\$ 61,557.28			
Balance:	\$ 92.72			






	Internet Service Fee	Total Est. Revenue
Proposed Block 10 Internet Fee:	\$ 8.10	
Est. Revenue (mo):	\$ 226.80	
Est. Revenue (yr):	\$ 2,721.60	\$61,650.00
Est. Expense (yr):	\$ 2,604.59	\$2,721.60
Balance:	\$ 117.01	\$64,371.60

EXHIBIT B

2025 Fees

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT FEE SCHEDULE

The Geos Neighborhood Metropolitan District will assess the following operations and maintenance fees beginning January 1, 2025. All fees are due monthly by the first of the month for that month of service. The District may impose monthly a \$15 Late Fee and 1-1/2% interest on outstanding balances for all fees not paid within 30 days of the due date. See the *Policies and Procedures for Collection of Fees and Rules Enforcement* for complete details.

STANDARD UNIT 	SMALL UNIT 	FUTURE STANDARD UNIT 	FUTURE SMALL UNIT 	INTERNET SERVICE 
\$45.00 <i>Each per month</i>	\$34.50 <i>Each per month</i>	\$31.00 <i>Each per month</i>	\$21.50 <i>Each per month</i>	\$8.00 <i>Additional for each Standard and Small unit in "Block 10" only</i>

DEFINITIONS:

Standard Units are any dwelling or business units with more than 800 square feet of living space.

Small Units are any dwelling or business units with 800 square feet or less of living space.

Future Units are any dwelling units, business units, or lots subject to a preliminary or final plat approved by the City of Arvada but which have not yet been sold to an End User. They will be charged Future Unit fees based on the number of dwelling and business units approved under the most recently approved plat, or as adjusted to match the number of dwelling and business units shown in completed construction documents approved by the Geos Design Committee.

INITIATION OF FEES:

Future Unit fees shall be assessed once installation of landscaping (including, but not limited to, trees, shrubs, grasses, other plantings, retaining walls, gravel, or sidewalks) has begun on any right-of-way or common areas either adjacent to or on the same block as a unit/lot, the District needs to provide any services on any right-of-way or common areas either adjacent to or on the same block as a unit/lot, or the City of Arvada has issued a unit a Certificate of Occupancy; except,

Fees shall not be assessed during the period before a unit/lot has received a Certificate of Occupancy while a developer or builder is adequately providing for the ongoing operations and maintenance of these areas (such that the areas do not fall into disrepair and/or require any maintenance by the District), provided, however, such period shall not exceed 30 months from the start of installation of landscaping or the initiation of District services on any right-of-way or common areas either adjacent to or on the same block as a unit/lot

All units shall forever be converted from Future Unit fees to Standard Unit or Small Unit fees upon the occurrence of any of the following: (1) a builder or developer has closed on the sale of a unit to an End User, (2) a unit is first occupied by a resident or has begun business use (including use as a model home), or (3) a unit requests or requires additional services beyond those provided to Future Units and which are paid for in whole or in part by the operations and maintenance fees of the District. For purposes of this Fee Schedule, any owner who uses a unit for residential or commercial use, or rents or leases a unit to another for residential or commercial use, is an End User; the business entity that constructs a unit but otherwise does not use it for residential or business use, is not an End User.