



RESOLUTION 10-31

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, COLORADO, APPROVING THE SERVICE PLAN AMENDMENT FOR SYLVAN LAKES METROPOLITAN DISTRICT

WHEREAS, the members of the Board of County Commissioners (the "BOCC") have been duly elected, chosen and qualified; and

WHEREAS, pursuant to the provisions of the "Special District Control Act", Part 2 of Article 1, Title 32, C.R.S., the proponents of the proposed Service Plan Amendment for the Sylvan Lakes Metropolitan District (the "District") submitted to the BOCC a service plan amendment dated July 9, 2010 (the "Plan Amendment"), which Service Plan Amendment, outlines the terms and conditions under which the District will be authorized to operate; and

WHEREAS, pursuant to Sections 32-1-203 and 204, C.R.S., as amended, the Service Plan Amendment for the District has been reviewed by the County Planning Commission, whom declined comment, and has now been submitted to the BOCC for Lake County, Colorado for its final approval; and

WHEREAS, the BOCC scheduled a public hearing on the Service Plan to be held at 7:00 p.m. on Monday, September 20, 2010; and

WHEREAS, notice of the date, time and location and purpose of said hearing was duly published one time in the *Leadville Herald Democrat* on September 16, 2010, a newspaper of general circulation within the proposed District's boundaries as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Division of Local Government, and the *governing body* of each municipality and special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the District; and

WHEREAS, BOCC did on September 20, 2010 conduct a public hearing on this matter, at which hearing all interested parties were afforded an opportunity to be heard; and

WHEREAS, Section 32-1-203(1)(c), C.R.S., authorizes the BOCC to conditionally approve a service plan submitted for a proposed special district, subject to the required submission of additional information or modification of the proposed service plan in accordance with BOCC direction; and

WHEREAS, Section 32-1-204(4), C.R.S., provides for the BOCC to issue a resolution of approval of a service plan upon incorporation of modifications to the service plan as required as a condition of BOCC approval thereof; and

WHEREAS, the BOCC has recommended specific modification to the service plan as set forth in its letter to the District dated October 4, 2010 conditionally approving the Service Plan Amendment which is hereby referenced and included in this resolution as "Commissioner Attachment 1".

WHEREAS, the BOCC has determined based upon the documents and testimony submitted to the BOCC at the public hearing on the Service Plan and subsequent fulfillment of the conditions set forth in the BOCC letter of October 4, 2010 to approve the Service Plan Amendment and identified as the following additions:

1. Cover page of Sylvan Lake Metropolitan District Service Plan Amendment Submittal Package dated November 2, 2010
2. Page 2
3. Addendum dated November 10, 2010 responding to the commissioners letter dated October 4, 2010
4. Exhibit G1-e-mail from Lkglampe regarding redrilling of their well
5. Exhibit G2 Application of Gerald Gerbracht for a well and associated e-mail
6. Exhibit G3 Application of Gary Gilman for a well and associated e-mail



7. Exhibit G4 Application for Donna Gullicson for a well and associated e-mail
8. Exhibit G5 Application for Matthew Ritacco for a well and associated e-mail
9. Exhibit G6 Application for James O'Connor for a well permit and associated e-mail
10. Exhibit H, Schedule A Estimated Property Owner Cost assuming maximum borrowing, Schedule B Financial Projection 2011 and Schedule C Proposed annual debt at various rates

Final submission included Items 1-9 in their entirety and Item 10: Exhibit H, Schedule A, Estimated property Owner Cost assuming maximum debt (base tax all entities, tax to borrow and the total columns, Schedule B as submitted above and Schedule C as submitted above

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, COLORADO:

1. The BOCC hereby determines that all of the requirements of Part 2 of Article 32, Colorado Revised Statutes relating to the submission, review and approval of the Service Plan have been fulfilled.
2. The BOCC does hereby find and determine that with regard to the Service Plan Amendment:
 - A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.
 - B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.
 - C. The proposed District is capable of providing economical and sufficient service to the area within their proposed boundaries.
 - D. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
3. The BOCC hereby approves the Service Plan Amendment.
4. This Resolution shall take effect immediately upon passage.
5. The officers of the County are authorized and directed to take all action necessary to appropriate to effectuate the provisions of this Resolution.
6. All acts, orders, resolution, or parts thereof, of the County that are inconsistent or in conflict with this Resolution, are hereby repealed to the extent only of such inconsistency or conflict.
7. Should any part or provision of this Resolution be adjudged unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the intention that the various provisions hereof are severable.

This Resolution was introduced, read and adopted upon a motion duly made, seconded and passed this 15th day of November 2010 by a vote of 2 in favor and / in opposition



LAKE COUNTY BOARD OF COUNTY COMMISSIONERS



October 4, 2010

Sylvan Lakes Metropolitan District

Re: Amended Service Plan dated July 9, 2010

Board of Directors

P.O. Box 156

Leadville, CO 80461

355179
1 of 4
C11 R\$0.00 D\$0.00
10/8/2010 9:30 AM

355179

Dear Board Members,

This letter is written pursuant to CRS 32-1-203 and conveys the determination of the Lake County Board of Commissioners regarding the abovementioned service plan amendment request. A public hearing date for the plan amendment request was set for September 20, 2010 at our regular Commissioner meeting on September 8, 2010. The public hearing was held on September 20, 2010. The Metro District was represented by Board member Jerry Vargo, who presented the application and evidence in support of the amendment. Opportunity was given to the public to voice support or opposition to the amended service plan. The hearing was then closed.

Patricia Berger
Lake County Recorder

Under the criteria set forth in CRS 32-1-203(2), the Board of Commissioners is required to disapprove the amended service plan unless evidence satisfactory to the board is presented pertaining to four criteria. The following is set forth outlining the decision process of the commissioners on each of the four criteria:

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32-1-203(2)a- "There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district."

-This is supported by needs for fire protection, domestic and in-house well water and sustained recreation.

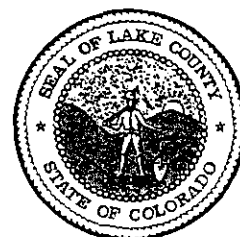
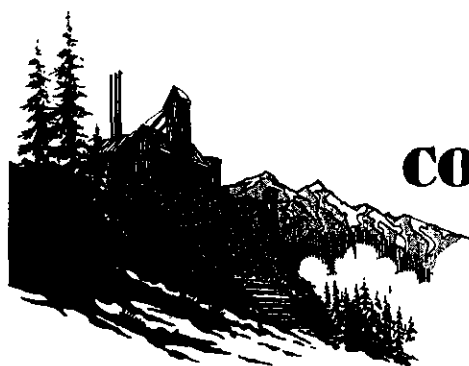
-It is also supported by evidence of need by voters in 2006 ballot issue.

-Fire protection is in the original plan and this is a substitute for what did not happen in the original service plan.



Patricia Berger
Lake County Recorder

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS



32-1-203(2)b- "The existing service in the area to be served by the proposed special district is inadequate for present and projected needs."

-The present needs are not being met for available water for wells and fire protection, as well as the quality of lifestyle within the district boundaries- due to the uncertainty of maintaining the lakes with water.

32-1-203(2)c- "The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries."

-The Sylvan Lake Metro District voters chose to pass a bond indebtedness issue for lake and water acquisition.

-The district voters appear to know limitations on amount that they can spend annually with mill levy indebtedness.

32-1-203(2)d- "The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis."

-The bond limit was set by vote.

-The electors chose to incur indebtedness.

32-1-203(2.5)a- Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

The Board of County Commissioners has no excess funds to provide the services requested.

Conclusion:

The Board concludes conditional approval, with the following conditions:

32-1-203(2)a- Applicant needs to add a brief history of the water well levels experienced in the last ten years and the necessity of re-drilling wells in the vicinity of the lakes, including how many were re-drilled and the conditions of the lake levels when the re-drilling occurred. Also include rough estimates of re-drilling costs.

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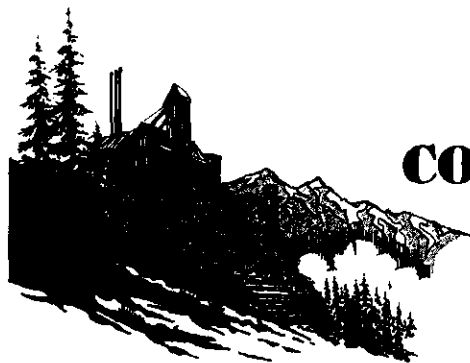
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Patricia Berger
Lake County Recorder

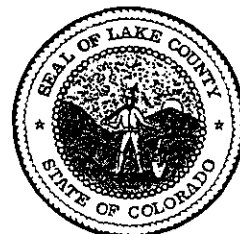
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Patricia Berger
Lake County Recorder





LAKE COUNTY BOARD OF COUNTY COMMISSIONERS



32-1-203(2)b- Needed financial section additions:

1. A schedule showing estimated property owner cost of maximum borrowing by actual valuation in \$50,000 increments, from \$50,000 to \$400,000, assuming maximum borrowing.
2. A Pro-Forma (projection) of 2011 financing activity showing beginning cash balance, revenue from operations and administration mill levies, loan proceeds, estimated land and water acquisition costs, current operating costs and projected ending cash balance.
3. Schedule of proposed annual debt at various interest rates and various interest terms of maximum debt.

ex: term	3%rate	5%rate	6%rate
10 years	principal + interest amounts		
20 years	principal + interest amounts		
30 years	principal + interest amounts		
4. Explain the interpretation and position of the District on the two debt issues passed. Will the district issue debt only on the higher amount (5c) or the combined debt allowed in the two ballot issues (5b and 5c)?
5. State the water need estimate in acre feet needed to maintain the evaporative losses of lakes (in acre feet).
6. The \$49,000 amount in the maximum stated repayment per year- where did this amount come from and what criteria was used in its determination?
7. On page two in the plan- omit the reference in the section titled, "fire protection" about a fire pumper truck, as it is not covered by the financing debt and may mislead readers of the amended service plan in the future.

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Lake County Recorder

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Patricia Berger
Lake County Recorder



LAKE COUNTY BOARD OF COUNTY COMMISSIONERS



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10/8/2010 9:30 AM

355179

Please answer the above questions and resubmit the plan amendment by **Friday, November 5, 2010** in order for the Board of Commissioners to render a final determination in this matter.

Thank you,

Kenneth L. Olsen

Michael J. Bordogna

Carl F. Schaefer

Patricia Berger
Lake County Recorder

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11/17/2010 2:45 PM



Patricia Berger
Lake County Recorder

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8 of 31 CRS R50 00 D50 00



Patricia Berger
Lake County Recorder

SYLVAN LAKES METROPOLITAN DISTRICT
SERVICE PLAN AMENDMENT
SUBMITTAL PACKAGE

SEE ADDENDUM DATED November 2, 2010





Need for Amendment:

The District is needed to provide the financing for acquisition, operations and maintenance of the facilities contained herein.

A. General Powers of the District

The District will have the power and authority to provide the services described both within and outside its boundaries in accordance with the law. The District shall have the authority to provide the following services and/or facilities.

1. **Water Infrastructure.** The acquisition, operation and maintenance of the existing lake system infrastructure and acquisition through lease or purchase of water rights needed to support the existing lake system, together with all incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or system.
2. **Fire Protection.** The design, acquisition, installation, construction and operation of a fire protection system to include lake withdrawal system and acquisition through lease or purchase of water rights needed to support the existing lake system, together with all incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or system.
3. **Mosquito Abatement.** The design, acquisition, installation, construction, operation and maintenance of systems or methods for the elimination and control of mosquitoes.
4. **Legal Powers.** Its Board of Directors will exercise the powers of the District to the extent necessary to provide the services contemplated in this Amendment. The foregoing improvements and services, along with all other activities permitted by law, will be undertaken in accordance with, and pursuant to, the procedures and conditions contained in the Special District Act, or applicable statutes, and this Service Plan, as any or all the same may be amended from time to time.

Description:

The District will be permitted to exercise its statutory powers and authority set forth herein to finance, construct, acquire, operate and maintain the public facilities and improvements described in the Amendment either directly or by contract.

The existing lakes and water distribution system have been in operation since 1975. Exhibit B includes an engineer's report with a description of the improvements to be acquired.



Addendum, Dated November 10, 2010, to Proposed Service Plan Amendment dated July 9, 2010

The following items are addressed to the Board of County Commissioners (BOCC) per their Conditional Approval letter dated October 4, 2010 and also addressed to current and future taxpayers of Sylvan Lakes Metropolitan District:

INQUIRY: CRS 32-1-203(2)(a) - Applicant needs to add a brief history of the water well levels experienced in the last 10 years and the necessity of re-drilling wells in the vicinity of the lakes, including how many were re-drilled and the conditions of the lake levels when the re-drilling occurred. Also include rough estimates of re-drilling costs.

RESPONSE: The water to the lakes was cut off by the State Engineer's office in early 1992 (See Exhibit G2, page 2.). As a direct result of there being little or no water in the lakes at least 5 people had to have their wells re-drilled beginning 1993 through 1995 because non-existent water failed to seep down to the aquifer the wells were drawing from.

See an email statement and a general history of the subdivision dated April 26, 2008 (marked as Exhibit G1) by historian homeowner Kathy Lampe, Editor of the Sylvan Lakes Newsletter from its inception until her recent retirement. Other documents related to well history are all labeled Exhibit G as well.

See Exhibits G2-6, Colorado Division of Water Resources printouts (5), and accompanying statements from 4 out of 5 property owners, with one (Gilman) being out of the country and unable to be contacted as of this writing.

The five known property owners who had to have their wells re-drilled are, by dates of drilling:

- G2 Gerbracht See email statement detailing the water cut off in 1992 and subsequent historical vignettes. **This is the most definitive statement directly on the issue of the water cut off and resulting lowering of the water table.** See also Well Construction and Test Report from their re-driller. The re-driller told this writer that the well was initially 31' but had to be re-drilled to 101' at a cost of approximately \$3000.
- G3 Gilman See email statement. Initial well 40', re-drilled to 90', cost \$2500-\$3000
- G4 Gulickson See email from co-owner Mary Carpenter. The initial well was 85' deep but had to be re-drilled an additional 80', total 165' at a cost of \$3000.
- G5 Ritacco See email. Initial well was at 60-65' and had to be re-drilled to 85' at a cost of \$1400.
- G6 O'Connor See Statement. Initial well depth was 45' but had to be re-drilled to 100' at a cost of \$3000.



INQUIRY: CRS 32-1-203(2)(b) - Needed financial section additions:

The items are addresses in the same sequential order as presented by the BOCC letter of Oct 4, 2010 with the questions restated and answers following.

1. Exhibit H, Schedule A shows estimated property owner cost of maximum borrowing by actual valuation in \$50,000 increments, from \$50,000 to \$400,000, assuming maximum borrowing for improved lots and vacant lots.
2. Exhibit H, Schedule B shows a Pro-Forma (projection) of 2011 financing activity showing beginning cash balance, revenue from operations and administration mill levies, loan proceeds, estimated land and water acquisition costs, current operating costs and projected ending cash balance.
3. Exhibit H, Schedule C shows proposed annual debt service at various interest rates and various interest terms of maximum debt for terms of 10, 20 and 30 years at 3%, 5%, 6% (added was the debt service at the maximum interest rate authorized by the election of November 2006 at 7.5%).
4. INQUIRY: Explain the interpretation and position of the District on the two debt issues passed. Will the district issue debt only on the higher amount (5c) or the combined debt allowed in the two ballot issues (5b and 5c)?

RESPONSE: The District will not be issuing debt on \$419,500 AND \$179,500, total \$599,000. The maximum it may borrow will be capped at \$419,500.

The intent of the Board in proposing the two debt issues was to give the electors the lesser option of purchasing the lakes and minimal water rights for up to \$179,500 (Ballot issue 5b) versus the second debt issue (5c) which was intended to allow for full anticipated borrowing of the authorized \$419,500 to not only do what was intended in ballot 5b but to also acquire sufficient additional water rights expected to be needed for a water augmentation plan, engineering of same and legal costs to gain Water Court approval of the augmentation plan.

The election was never intended to borrow based on both ballot issues (\$179,500 + \$419,500). The intent was to offer the electorate the lesser choice or the full choice. The fact that both ballot measures passed is indicative of the electorate's desire to not only gain control of the lakes (5b) but to fully fund the water purchases and obtain Water Court approval of an augmentation plan (5c).

Stated differently, the electors wanted to borrow \$419,500 as proposed in 5c but, in anticipation that 5c might fail, they voted to have a minimal position with 5b to at least have the District acquire the lakes and minimal water rights.



5. INQUIRY: State the water need estimate in acre feet needed to maintain the evaporative losses of lakes (in acre feet).

RESPONSE: In the process of doing a projection of costs before the November 2006 election, one of the Board members, Gerald Vargo, spoke with a number of engineers who stated that because of the District's elevation and lower temperatures, the expected evaporation would be less than a similar development at a lower elevation. The consensus, given our elevation and water surface area, was 5-6 acre feet. However, for purposes of projecting the \$419,500 ballot issue, Vargo used 7 acre feet. The report by William Klauber dated September 22, 2007 and incorporated with the proposed Service Plan Amendment references the State of Colorado's water engineer's (page 2 of report) estimated 7.5 acre feet.

Until the Metropolitan District hires an engineer to calculate the needed water for the augmentation plan the exact number will not be known, but is believed will be in the 6-7.5 acre feet range.

6. INQUIRY: The \$49,000 amount in the maximum stated repayment per year - where did this amount come from and what criteria was used in its determination?

RESPONSE: This was calculated presuming a 7.5% interest rate amortizing the \$419,500 over a 15 year period. It is believed the bonding company the Board was (and is) dealing with provided that number and ballot verbiage in preparation for the November 2006 election.

Lastly, #7 requested the Metropolitan District to omit the reference in the paragraph titled, "Fire Protection" about a fire pumper truck (See Service Plan Amendment, page 2, (A) (2)), as it was not covered by the financing debt and may mislead readers of the Service Plan Amendment in the future. At another juncture in the Oct 4, 2010 Conditional Ruling meeting, the BOCC wanted the Sylvan Lakes Metro District to NOT submit a new Service Plan Amendment, but to file an Addendum addressing the issues raised in their letter of October 4, 2010. This Addendum is intended to correct that error, stating that the reference, in the July 9, 2010 Service Plan Amendment, to the pumper truck was made in error as there are no current plans to include a pumper truck as part of the Service Plan Amendment.

Gerald Vargo

From: Lkglampe@aol.com
Sent: Monday, November 01, 2010 1:43 PM
To: Gerald Vargo
Subject: Redrilling wells

Gerald Vargo
Sylvan Lakes Metro Board
Leadville, CO 80461



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As a resident of Sylvan Lakes since 1975, I am able to answer a question you have posed regarding the level of the lakes and their influence on the water table. A number of residents had to redrill their wells when the level of the lakes was low or in some cases, had dried completely. As an example, low water levels have occurred when there has been a call on the Arkansas from downriver. It cannot be a coincidence that, according to newsletters I wrote monthly at the time, five owners in Sylvan Lakes had to have their wells drilled deeper between the years 1992 and 1995 when we had low lake levels. I hope this answers your question.

Sincerely,

Kathy Lampe
Sylvan Lakes Historian and Editor of the Sylvan Lakes Newsletter, Retired

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Patricia Berger
Lake County Recorder



11/1/2010



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April 26, 2008

I'm Kathy Lampe. John and I bought property and built in 1975. We immediately became dedicated to this beautiful area--it's preservation and appropriate development. John served on the Water and Sanitation Board, and I after talking to Standley Hogan, the developer, and at his request initiated a Sylvan Lakes organization of owners to assist Standley in caring for the needs of the community. The loosely knit group of owners, who began meeting in September of 1982, became the Sylvan Lakes Property Owners Association (SLPOA) in October of 1983, certified by the state of Colorado as a non-profit corporation whose purpose is to represent the protective and environmental interests of all owners. Several owners, most of whom have since moved away, helped organize the group. Ginny Peros was among the original organizers.

SLPOA invited all owners to join the organization through a newsletter which I wrote for 20 years with the help of a small staff. Mary Carpenter has now taken over the job. Each year we asked owners to join and take part in our activities in including becoming members of the Board. Many have come and gone, and now we have new owners who need to be advised of our purpose and asked to help us keep what we have and enhance it. That is the purpose of this meeting.

Since our organization was established we have accomplished much. I have copied some paragraphs from old newsletters that I believe you will be interested in. They are in packets along with this presentation. In addition, I would like to enumerate some of our accomplishments and a failure. We have stocked fish, had the Forest Service mark trees that needed to be cut, contributed materials, labor, and time to help maintain and upgrade the quality of the lakes, paid for gravel and worked on the roads, repainted and repaired the Sylvan Lakes sign several times, opened lines of communication with Lake County law enforcement, fire protection, Planning and Zoning, and Lake County Commissioners, appointed members of the Architectural Committee, enforced our covenants, worked with state authorities to regain well permits in Filing #4 when they were suddenly being denied, arrange annually for snow plowing of driveways, contact with the County to encourage plowing of side roads with a suitable gratuity (the County doesn't legally have responsibility for our side roads because they don't meet standards for width, therefore we must continue to maintain our good relationship with them), Highway 24 pick-up two times annually for which we have been commended, purchase and installation of mailboxes, pursued a suit against the Hogan estate to establish that there were promises made to us by Standley re the lakes that required fulfillment (This was done with the help of a lawyer and was very expensive, work-intensive and time-consuming for several of us. We failed in our goal.), we successfully halted a development of townhouses that were to be built east and north of the county road (The developer was going to use our Water and Sanitation Board to install sewer services for the townhouses. She proposed to charge owners in Filings 1 through 4 a \$3000 fee to provide such services and "then later would provide services to us". She, as a non-resident of Sylvan Lakes, was illegally serving on our Board by the appointment of Standley. At the next election we voted to place our own residents on the Board thereby stopping the development.), we have provided mosquito pellets to owners and the Metro Board has hired mosquito spraying (before we intervened nothing was done about mosquito control., we rented a chipper to help owners get rid of slash, we have provided maps of the subdivision and directories of owners, and the newsletter, we have been supportive of the Lake County community, e.g. acknowledging severe illnesses and deaths with donations to local entities, several owners walked the area with members of the Army Corps of Engineers looking for munitions that might have been left by the army during World War II (none were found but the Corps was required to look because we are included in an area considered hazardous, we organized an objection to approval by Lake County Commissioners of a major development by a religious group in the valley south of Sylvan Lakes. It was to house 300 individuals. We share information re local services; we get to know one another as good neighbors with common goals.

One of the most important things that we have done is to initiate formation of a Metro District. The Water and Sanitation District had become non-functional, and the District needed more services than such a restricted district could provide. As a volunteer organization SLPOA didn't have the funds necessary to provide needed services. We accomplished what we set out to do, and now the Metro District is a legal entity serving all of the residents of Sylvan Lakes.

Before I finish, I would like to relate a brief history of the area. On Dec. 21, 1927, Warren Wurts purchased 180 acres under the Homestead Act. The land was sold to Elmer Hartner on Oct. 22, 1928. Mr. Hartner sold the land, now described as "160 acres with all water and ditch rights" to Casper and Jessie Hogan. Through inheritance the property passed to Standley Hogan and his sister Olive Potter. In 1964

Excerpts from Sylvan Lakes Newsletters

G1 3/5

Where it all began:

"October 2, 1982, dawned bright and beautiful at Sylvan Lakes. Once again a small group of owners enjoyed coffee and conversation at the campground. People who had not been able to attend the September picnic came this time. All of us are primarily interested in the welfare of Sylvan Lakes as a community, but a side benefit of these get togethers has been meeting ones' neighbors. In an attempt to help those who have not been able to attend to feel more a part of the group, we are including a list of owners with their addresses."

October, 1984

"A letter has been sent to the Lake County Planning and Zoning Commission advising the members of our status as a legal organization representing the environmental and protective interests of the property owners of Sylvan Lakes. The letter outlined our concerns--future development, paying for a community sewer system, and care of lakes, roads, and forest."

January 20, 1987

Ginny Peros reported that she had talked to Carl Miller, Chairman of the Board of County Commissioners, concerning our interest in the formation of a special district. He believes it is a very good idea. We must first submit our proposal to the court and then prepare for a vote on formation of the district. To keep the costs down, we are planning to do as much of the work as possible with advice from governmental agencies. If any homeowners have expertise we would appreciate advice. It will be easier for us to do this since we are already a water and sanitation district."

May, 1987

"A survey was mailed to every property owner in the district. The survey was sent in an effort to determine what you, as individual property owners in Sylvan Lakes, perceived as your rights and needs. It does not suggest priorities for the District. It asks for information, indicates what some of the owners' concerns are, and asks for input from all owners regarding those concerns or others."

"The Association consists of property owners (not just homeowners) in Filings 1,2,3, and 4. It is incorporated as a nonprofit corporation. Its stated purpose, registered with the Colorado Department of State, is "environmental and protective". The Association's concern is to preserve the quality of life in Sylvan Lakes. Examples of our accomplishments include:

.The forest--several years ago the U.S. Forest Service came to Sylvan Lakes at the request of the Association, and with permission and a small fee from individual property owners, marked trees that needed to be removed for the health of the forest.

.The lakes--many individual owners have made gate repairs and stocked fish at their own expense, and the Association has stocked fish and offered to help Standley Hogan with ditch and gate repairs.

. Road maintenance--road surfaces were graded and regraded last summer with contributions from property owners, however, all roads are in need of important repairs (NOT asphalt and gutters) and widening so that the county will plow. Snowplowing has been done by some residents for expenses only, but we can't expect this extraordinary service to continue indefinitely.

. Protection of covenants--our covenants read "one detached single-family dwelling..." per lot. This concept is also indicated on the Sylvan Lakes entrance which still has the original message on the back, "A Hidden Spot for Your Dream Home". In the recent past, Mrs. Alice Parsons, a developer from Vail, planned to build 85 condominiums in Sylvan Lakes Filing #5 (now known as Indian Springs). She was appointed to the Sylvan Lakes Water and Sanitation Board with the idea of using our district to provide sewer service to Filing #5. Her proposal, highly favorable to serving Filing #5 but not, we felt, to the interests of existing property owners, is on file and available upon request. Mrs. Parsons and Standley Hogan resigned from the Board when a new slate of directors was elected with the active support of the Association."

September, 1989

"Rich talked to Standley about fishing rights. Standley admitted that he had given those rights to original

GI 4/5

owners. We believe that fishing rights are part of the package when property is resold. Lake rights, including fishing, were the original intent and certainly a precedent has been set. Standley says that the cost of gate requirements is high, and that is why he wants \$7 per pole per day for fishing. Rich told Standley that the demand for \$7 was creating animosity toward him and that it would be better to talk to property owners about costs with the expectation that if owners know the facts they would probably be willing to help financially. The Association agreed that we would be willing to consider financial help under certain conditions, including documentation of costs."

October, 1991

"The Association offered Standley some compensation to help with upkeep of the lakes. As in the past when we have offered monetary and/or physical support, our offer was turned down."

"Re fishing: Standley told Ike he made a verbal commitment to original owners allowing them fishing rights, but that the rights don't extend to succeeding owners. The Association members believe that rights should be passed with the resale of the property. The Goe's son, Tim, and a group of friends were boating and fishing on Mirror Lake in late August when Standley asked them to leave or pay \$10 per pole per day. As has been our policy in the past, Tim politely refused, citing promised rights. Before long the sheriff appeared. He told them they were trespassing and would have to leave."

June, 1998

To help new owners understand what our community's needs are/have been, we are listing some of the projects we have been or continue to be involved in.

"When well permits were denied for the 4th filing in the mid to late '70s we negotiated with Colorado waster authorities to clarify existing regulations and our status. Ultimately, as a result of our efforts, permits were approved.

. Road upkeep--the County is responsible for the road into Sylvan Lakes. However, we have often had to request (urge) maintenance and have had to provide gravel. The side roads have become our responsibility since Standley Hogan's death. We must spend about \$1000 per year to maintain the roads at their current level. Even that is minimal.

. Snowplowing--includes contact with the County to encourage plowing of side roads a suitable gratuity, and arrangement with an individual who plows driveways for fee.

. Arranged for the Forest service to mark trees that needed to be cut for fire protection, environmental benefit, and beetle control.

. Highway trash pick up for which we have received commendation.

. Installation and ownership of mailboxes--the Association petitioned for and purchased the mailboxes at the junction of the county road and Highway 24.

. Stocked fish in the lakes when it was feasible.

. Hired a lawyer to pursue our suit against the Hogan Estate.

. Refurbished the Sylvan Lakes sign.

. The Association is the source for board and committee members, e.g. Water and Sanitation Board, Architectural Board, Association Board, etc.

. The Association Board is voluntary--individuals spend many hours and overlook expenses such as long-distance calls in pursuit of the best environment possible for our community. Expenses in addition to legal fees and road upkeep include a Post Office box which we share with the Water and Sanitation District, our biennial fee for Association incorporation, postage and copying of the newsletter.

. The Association is the support for the covenants and supervises the enforcement.

. Probably the most important advantage of the Association has been providing a vehicle for contact among neighbors. Among our full timers and part timers we have a great deal of expertise which we are willing to share with one another--knowledge of whom to call locally when things go wrong, liaison with Leadville and Lake County, legal advice, educational, e.g. mushrooms, artwork; use of machinery, e.g. backhoe; sharing information in the newsletter and person to person, e.g. real estate tax protest. AND we enjoy one another socially."

355432 11:17:2010 2:45 PM
16 of 31 CRS R\$0.00 D\$0.00



Patricia Berger
Lake County Recorder

GI 5/5

Standley began development of the first of four subdivisions. In 1981 the land north and east of the county road was purchased by Alice Parsons who planned to build town homes on the property. Standley died in Oct. 1993 and his estate passed to 10 entities. In 1998 the property from the estate was sold to Scott Hinton (who, by the way shut off the water to the lakes). Hinton divided the property into 3 parcels. One parcel, 46 acres surrounding and including the lower lakes, ditches, Hartner gate #2, and water rights, was purchased by Ginny and Ante Peros (who, by the way, have kept the water running) in 2001. They have sold 2 small parcels of that land.

There have been many owners who have cared for Sylvan Lakes. Now it is our turn. We can't as individuals do all the things that need to be done in the District to keep this area functional and beautiful. Therefore, as Sylvan Lakes residents, we must all consider ourselves the new stewards and work with our organizations to get the job done.

355432 11/17/2010 2:45 PM
17 of 31 CRS R\$0.00 D\$0.00



Patricia Berger
Lake County Recorder

FROM : PEROS_CLAN

FRX NO. : 4863755

Oct. 29 2010 08:21PM P2

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

Help Last Refresh: 10/9/2010 12:02:41 AM

Receipt: 03585148 **Division:** 2
Permit #: 173246--A **Water District:** 11
Well Name / #: **County:** LAKE
Designated Basin: **Management District:**
Case Number:
WDID:



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18 of 31
CRS
RS000 DS000

11/17/2010 2:45 PM

Patricia Berger
Lake County Recorder

[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	GERBRACHT GERALD	R R 1 BOX 101	BROOK, IN 47922

[-] Location Information

Approved Well Location:

Q40 Q1&O Section Township Range PM Footage from Section Lines
 SW NE 21 R.05 80.0W 50th. 1420 N 1680 E
Northing (UTM y): 4355584.6 **Easting (UTM x):** 384956.6
Location Accuracy: Spotted from section lines

Physical Address

City/State/Zip

Subdivision Name
SYLVAN LAKES

Filing Block Lot
1 16

Parcel ID:

Acres in Tracts

[-] Permit Details

Date Issued: 09/27/1993 **Date Expires:** 09/27/1995
Use(s): DOMESTIC **Aquifer(s):** ALL UNNAMED AQUIFERS
Special Use:

Area which may be irrigated:

Maximum annual volume of appropriation:

Statute:

Permit Requirements: **Totalizing Flow Meter** **Geophysical Log** **Abandonment Report**
 No No No

Cross Reference: **Permit Number** **Receipt** **Description**
Permit(s):
Comments:

[-] Construction/Usage Details

Well Construction Date: 08/12/1993 **Pump Installation Date:** 08/13/1993
Well Plugged: **1st Beneficial Use:**

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
10200	101	81	101	38	7

Driller	Lic #	Name	Address	Phone Number
Pump Installer	1056	DEWBERRY, NOBLE	9934 HWY 50 HOWARD, CO 81233	719-942-3568
	1056	DEWBERRY, NOBLE	9934 HWY 50 HOWARD, CO 81233	719-942-3568

[-] Application/Permit History

Pump Installation Report Received 10/06/1993
Well Construction Report Received 10/06/1993
Permit Issued 09/27/1993



Gerald Vargo

355432 11/17/2010 2:45 PM
19 of 31 CRS RS\$0.00 DS\$0.00

Patricia Berger
Lake County Recorder

From: Barbara Gerbracht [onthego@ffni.com]
Sent: Monday, November 01, 2010 1:12 PM
To: Gerald Vargo
Subject: Re: Sylvan Well water levels

GT 2/3

Jerry, I am currently going thru my myriad of SL papers. Ginny gave me a copy of my well permit and construction from the Colorado Division of Water Resources. Well driller was lic # 1056-- Dewberry/Noble --9934 Highway 50, Howard, Colorado 81233 ph # 719 9423568. Date drilled 8,12,1993. I couldn't find anything on the well in my files .
. Ginny gave me a copy of Kathy's history. What I have will fill in some of Kathy's history. I have newsletters back to 1989 when we joined the SLPOA. I can send these by computer or fax but there are a lot of pages. In essence I will list dates of newsletters and relevant excerpts below, copied word for word. .

Nov 1991 Gary (Gilman) had information about the lakes that affects property owners. The Colorado State Water board wants to charge Standley (Hogan) a one time fee of \$160,000 for evaporation. There are apparently senior water rights down stream that are said to be altered by his flow-through rights. Standley's lawyer is working on the problem. There is a possibility that the water that flows into the lakes from West Tennessee Creek could be shut off.

May 1992 Ike Isaacson and John Lampe offered to talk to Standley about the status of the lakes with regard to the Arkansas River water rights.

June 1992 A very long and spirited discussion concerning the status and future of the ponds (lakes) transpired. The major topic centered around the shutting off and padlocking of the headgates by the Colorado Water Commission. This was done in response to a dispute between the water commission and Standley Hogan regarding the amount of water evaporation actually taking place by diverting water from West Tennessee Creek to the pond system. The water commission believes that a significant amount of water is being evaporated and has sent Mr. Hogan a rather large bill for future evaporation. Mr Hogan believes the figure to be out of line and has refused to pay the bill. The local water commission representative has confirmed that the water will be shut off until this problem is resolved. In the meantime, all ponds have begun drying up.

After Standley Hogan's death.

June 1994 There are 10 out of state heirs (including a church) . Headgates were closed in 1992 and still closed.

Jerry, you probably know water was never turned back on until lakes were purchased by the Peros. They have turned them on sporadically whenever possible Barbara
PS let me know if this is enough.

. p----- Original Message -----
From: "Gerald Vargo" <gerald.vargo@VargoJanson.com>
To: "Barbara Gerbracht" <onthego@ffni.com>
Sent: Monday, November 01, 2010 12:08 PM
Subject: RE: Sylvan Well water levels

Barb, how's the well info coming along? I would like to work on that today to mail it tonight or tomorrow. Jerry

Gerald P Vargo
Vargo & Janson PC

WELL CONSTRUCTION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

355432 11/17/2010 2:45 PM 20 of 31 CRS R50.00 D50.00

Patricia Berger Lake County Recorder

G2 3/3

1. WELL PERMIT NUMBER 93VE307 173246-A
2. OWNER NAME(S) Gerald Gerbracht
Mailing Address R R 1 Box 101
City, St. Zip Brook IN 47922
Phone (219) 285-2768

3. WELL LOCATION AS DRILLED: SW 1/4 NE 1/4, Sec. 21 Twp. 8 S, Range 80 W
DISTANCES FROM SEC. LINES: 1420 ft. from N Sec. line. and 1680 ft. from E Sec. line. OR
SUBDIVISION: Sylvan Lakes LOT 16 BLOCK FILING(UNIT) 1
STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION 10200 ft. DRILLING METHOD cable tool
DATE COMPLETED 12 Aug 1993 TOTAL DEPTH 101 ft. DEPTH COMPLETED 101 ft

5. GEOLOGIC LOG: Table with columns for Depth and Description of Material. Entries include Brown dirt and boulders, Brown sand and cl, Brown sand, and Brown clay.

6. HOLE DIAM. (in.) Table with columns for From (ft) and To (ft). Entries show diameters of 8, 6, 0, 20, 101.

7. PLAIN CASING Table with columns for OD (in), Kind, Wall Size, From(ft), To(ft). Entry: 6 5/8 steel 188 0 81.
PERF. CASING: Screen Slot Size: 1/8
6 5/8 steel 188 81 101

8. FILTER PACK: Material, Size, Interval
9. PACKER PLACEMENT: Type, Depth

10. GROUTING RECORD: Table with columns for Material, Amount, Density, Interval, Placement. Entry: cement 15gal 16ppg 10-20 poured

11. DISINFECTION: Type liquid bleach Amt. Used 3gal

12. WELL TEST DATA: TESTING METHOD bailer
Static Level 38 ft. Date/Time measured 12 Aug 1993 10am Production Rate 7 gpm.
Pumping level 94 ft. Date/Time measured 12 Aug 1993 noon Test length (hrs.) 2

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]
CONTRACTOR American Drilling Service Phone (719) 942-3568 Lic. No. 1056
Mailing Address 9934 Hwy 50 Howard CO 81233

Name/Title (Please type or print) Noble Dewberry Pres Signature Date 29 Sept 1993

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

Help Last Refresh: 10/25/2010 12:01:14 AM

Receipt: 0340897 Division: 2
 Permit #: 81489- A Water District: 11
 Well Name / #: County: LAKE
 Designated Basin: Management District:
 Case Number:
 WDID:



[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	GILMAN GARY	PO BOX 1650	VAL, CO 81658

[-] Location Information

Approved Well Location:

Q40 SE	Q160 NE	Section	Township	Range	PM	Footage from Section Lines
		21	8.0S	80.0W	Sixth	1865 N 1165 E
Northing (UTM y):		4355447.1		Easting (UTM x):		385106.7
Location Accuracy: Spotted from section lines						

Physical Address

City/State/Zip

Subdivision Name

SYLVAN LAKES

Filing Block Lot

3 45

Parcel ID:

Acres in Tracts

[-] Permit Details

Date Issued: 08/31/1992 Date Expires:
 Use(s): HOUSEHOLD USE ONLY Aquifer(s): ALL UNNAMED AQUIFERS
 Special User:

Area which may be irrigated:

Maximum annual volume of appropriation:

Statute:

Permit Requirements: Totalizing Flow Meter No Geophysical Log No Abandonment Report Yes

Cross Reference Permit(s):	Permit Number	Receipt	Description
	81489- A	0340897	

Comments:

[-] Construction/Usage Details

Well Construction Date: 08/18/1993 Pump Installation Date: 08/19/1993
 Well Plugged: 1st Beneficial Use:

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
10200	90	70	90	38	14

	Lic #	Name	Address	Phone Number
Driller	1055	DEWBERRY, NOBLE	9934 HWY 50 HOWARD, CO 81233	719-942-3568
Pump Installer	1055	DEWBERRY, NOBLE	9934 HWY 50 HOWARD, CO 81233	719-942-3568

[-] Application/Permit History

Pump Installation Report Received 10/15/1993
 Well Construction Report Received 10/15/1993

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 CRS
 RS00.00
 DS00.00

Patricia Berger
 Lake County Recorder





Gerald Vargo

From: Gary Gilman [gary@steammaster.com]
Sent: Tuesday, November 02, 2010 2:30 PM
To: Gerald Vargo
Subject: Re: Sylvan Lakes and well problems in 90's

G3 2/2

Jerry to the best of my recollection our original well was only about 40' deep and the well we redrilled was between 80-100' deep and probably cost about 2500- 3000 to drill.
Gary Gilman

Sent from my iPhone

On Nov 1, 2010, at 2:00 PM, "Gerald Vargo"
<gerald.vargo@VargoJanson.com> wrote:

- >
- > Help! Sylvan Lakes Metropolitan District is trying to get an Amended
- > Service Plan approved by the BOCC that will allow us to buy the lakes
- > and water rights to keep them filled (most years).
- >
- > I see you re-drilled yours in 1993.
- >
- > The BOCC wants an Addendum to our Proposed Amended Service Plan
- > histories from affected property owners such as yourself.
- >
- > Their questions that need answers:
- >
- > How deep was you well?
- >
- > How deep did you have to go to get water again?
- >
- > Cost of re-drilling?
- >
- > I would like to get an answer by today or tomorrow as the Addendum has
- > to be in the hands of the BOCC by Thurs, 11/4. I understand you are
- > out of the country but do check your emails. If nothing else,
- > recollections and general numbers would be fine. Thanks!
- >
- > Jerry, Member of the Board of SLMD
- >
- > Gerald P Vargo
- > Vargo & Janson PC
- > 6464 W 14th Ave
- > PO Box 280389
- > Lakewood, CO 80228-0389
- > 303-238-8832 voice
- > 303-233-2210 fax
- >

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

Help Last Refresh: 10/25/2010 12:01:14 AM

Receipt: 0358072 Division: 2
 Permit #: 173001- Water District: 11
 Well Name / #: County: LAKE
 Designated Basin: Management District:
 Case Number:
 WDID:

[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	GULLIXSON DONNA / MARY SHREVE	2453 SO DAHLIA LN	DENVER, CO 80222

[-] Location Information

Approved Well Location:

Q40	Q160	Section	Township	Range	PM	Footage from Section Lines
SE	NE	21	8.05	80.0W	South	2160 N 340 E

Northing (UTM Y): 435353.6 Easting (UTM X): 385363.8
 Location Accuracy: Spotted from section lines

Physical Address	Subdivision Name
City/State/Zip	SYLVAN LAKES
	Filing Block Lot
	4 62

Parcel ID:	Acres in Tract:

[-] Permit Details

Date Issued: 09/21/1993 Date Expires: 09/21/1995
 Use(s): HOUSEHOLD USE ONLY Aquifer(s): ALL UNNAMED AQUIFERS
 Special Uses

Area which may be irrigated:
 Maximum annual volume of appropriation:

Statute:

Permit Requirements:	Totalizing Flow Meter	Geophysical Log	Abandonment Report
	No	No	No

Cross Reference Permit(s):	Permit Number	Receipt	Description
	140087-1	0357136	

Comments:

[-] Construction/Usage Details

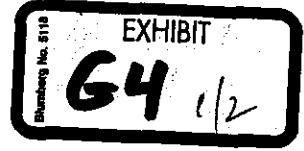
Well Construction Date: 07/07/1994 Pump Installation Date: 07/14/1994
 Well Plugged: 1st Beneficial Use:

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
10200	146	121	146	96	5

	Lic #	Name	Address	Phone Number
Driller	997	YOUNG, NOLEN	1344 ELM AVE CANON CITY, CO 81212	719-275-5482
Pump Installer	997	YOUNG, NOLEN	1344 ELM AVE CANON CITY, CO 81212	719-275-5482

[-] Application/Permit History

Pump Installation Report Received	08/18/1994
Well Construction Report Received	08/18/1994



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 CRS
 RS000 DS000



11/17/2010 2:45 PM
 Patricia Berger
 Lake County Recorder



Fall 2010

This document is being written in support of the Sylvan Lakes Property Owners Association Metro District attempt to put water in the ponds of Sylvan Lakes.

In 1985 I built the house at 218 Deer Crossing, lot 62. As part of the building process Golden Eagle Drilling established my well. They first hit water at about 80 feet below ground, but wanted to go further to ensure a good flow. The cap was set at 115 feet. This initial well came with a cost of about \$3,500.

In 1993 the initial well went dry. Golden Eagle responded and drilled an additional 80 feet, with a cost of about \$2,500.

In the spring of 2010, Dey Electric replaced the pump on the well and reported to me, my water level was very low. The ponds have since almost dried up and I am noticing a decrease in water pressure in the house.

I hope this information is helpful.

G4 2/2

Mary C. Carpenter

Owner, 218 Deer Crossing Leadville, CO

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

[Help](#)

Last Refresh: 10/25/2010 12:01:14 AM

Receipt: 0369050 **Division:** 2
Permit #: 22191--A **Water District:** 11
Well Name / #: **County:** LAKE
Designated Basin: **Management District:**
Case Number:
WDTID:

[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	RITACCO MATTHEW L	136 SHADOW VALLEY DR	LEADVILLE, CO 80461

[-] Location Information

Approved Well Location:

Q40 Q160 Section Township Range PM Footage from Section Lines
 NW NE 21 8.0S 80.0W Sixth 792 N 1584 E

Northing (UTM y): 4355775.6 **Easting (UTM x):** 384987.0
Location Accuracy: Spotted from section lines

Physical Address: **Subdivision Name:**
 City/State/Zip SYLVAN LAKES
 Filing Block Lot:
 1 5

Parcel ID: **Acres in Tract:**

[-] Permit Details

Date Issued: 05/31/1994 **Date Expires:** 05/31/1996
Use(s): DOMESTIC **Aquifer(s):** ALL UNNAMED AQUIFERS

Special Use:

Area which may be irrigated:
Maximum annual volume of appropriation:

Statute:

Permit Requirements: **Totalizing Flow Meter:** No **Geophysical Log:** No **Abandonment Report:** Yes

Cross Reference Permit(s): **Permit Number:** 22191 **Receipt:** 0369050 **Description:**

Comments:

[-] Construction/Usage Details

Well Construction Date: 07/11/1994 **Pump Installation Date:** 07/14/1994
Well Plugged: **1st Beneficial Use:**

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
10200	75	55	75	48	15

Lic # Name Address Phone Number
Driller: 997 YOUNG, NOLEN 1344 ELM AVE CANON CITY, CO 81212 719-275-5482
Pump Installer: 997 YOUNG, NOLEN 1344 ELM AVE CANON CITY, CO 81212 719-275-5482

[-] Application/Permit History

Pump Installation Report Received: 08/18/1994
Well Construction Report Received: 08/18/1994

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 CRS
 RSO:00 DSO:00



Patricia Berger
 Lake County Recorder





November 1, 2010

G5 1/2

Jerry Vargo, Chairman
Board of Directors
Sylvan Lakes Metropolitan District

Dear Jerry:

I received your request for information on our well at Sylvan Lakes. Our well output was substantially diminished when the lakes dried up in 1993 and 1994. This was the period when Stanly Hogan was instructed to shut off the supply to the lakes due to insufficient water rights. It would take all night for our holding tank to fill up enough for one shower or one load of cloths. As one might expect, Cindi was at her wits end. I think this was amplified by her efforts in collecting snowmelt to flush the toilets.

We contacted a few well drilling companies and found one that would drill down our existing well casing to deepen our well. I believe we hit pretty good water within ten to fifteen feet. I think we decided to go down another ten feet or so to insure good future flow. I think this brought us down to approximately 85 feet. We have had no trouble since. We were able to cut expenses by finding a company that would drill existing casing. New six inch casing was lowered inside the eight inch and we purchased a new well pump. I would need to go back through my records but I think the total expense was around \$1,400.00.

There were several other folks that were experiencing poor well output at Sylvan Lakes at that time and into the next year. The lack of seepage through the lakes certainly impacted the water table. I hope this helps and let me know if there is anything else you need.

Sincerely,

Chick and Cindi Ritacco
136 Shadow Valley Drive



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CRS R\$0.00 DS\$0.00

11/17/2010 2:45 PM

Patricia Berger
Lake County Recorder

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Permit Expired

Help

Last Refresh: 10/25/2010 12:01:14 AM

Receipt: 0386700 **Division:** 2
Permit #: 68874- A **Water District:** 11
Well Name / #: **County:** LAKE
Designated Basin: **Management District:**
Case Number:
WDID:



[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	OCONNOR JAMES E	1901 DOVER	LAKEWOOD, CO 80215

[-] Location Information

Approved Well Location:

Q40	Q160	Section	Township	Range	PM	Footage from Section Lines
SW	NE	21	8.0S	80.0W	Sixth	2000 N 1750 E

Northing (UTM y): 4355408.0 **Easting (UTM x):** 384934.3

Location Accuracy: Spotted from section lines

Physical Address

Subdivision Name

SYLVAN LAKES

City/State/Zip

Filing Block Lot

Parcel ID:

Acres In Tract: 0.55

[-] Permit Details

Date Issued: 08/21/1995

Date Expires: 08/21/1997

Oct. 29 2010 06:44PM P1

FAX NO. : 4863755

FROM : PERDS_CLAN
of 2

10/25/10 2



November 1, 2010

Water Well Summary
176 West Dream Home Drive
Leadville Co 80451

First Well Drilled

State permit issued May 8, 1973
Aquifer ground water in a glacial moraine
Drilled to 45 feet in sand gravel and clay.
Well drilled with a cable tool rig.

GL 2/2

This was an excellent well with very good pressure. The state rules on water flowing through the lakes were changed. With no water in the lakes the well went dry.

Well redrilled

State permit issued August 21, 1995
Well drilled to 100 feet.
The bit hit a big rock and was damaged and the driller could not go deeper
We intended to drill to 200 to 300 feet but the well flowed satisfactorily
A rotary drill is required to drill a deep well.

The 1973 well cost \$1000
The 1995 well cost \$3000
A new well will cost?

Water comes from somewhere; we need to purchase water shares.

Beth and Jim O'Connor
1901 Dover Street
lakewood, Co 80215
303-238-5670

SYLVAN LAKES METROPOLITAN DISTRICT
 ADDENDUM TO SERVICE PLAN DATED JULY 9, 2010

SCHEDULE "A"

ESTIMATED PROPERTY OWNER COST
 ASSUMING MAXIMUM BORROWING

RESIDENTIAL(IMPROVED LOT)

ACTUAL VALUE	BASE TAX ALL ENTITIES	TAX TO BORROW SLMD	TOTAL
50000	\$313.53	\$129.70	\$443.24
100000	\$627.06	\$259.41	\$886.47
150000	\$940.60	\$389.11	\$1,329.71
200000	\$1,254.13	\$518.82	\$1,772.95
250000	\$1,567.66	\$648.52	\$2,216.18
300000	\$1,881.19	\$778.22	\$2,659.42
350000	\$2,194.73	\$907.93	\$3,102.65
400000	\$2,508.26	\$1,037.63	\$3,545.89

VACANT LAND

ACTUAL VALUE	BASE TAX ALL ENTITIES	TAX TO BORROW SLMD	TOTAL
50000	\$1,142.27	\$472.54	\$1,614.81
100000	\$2,284.53	\$945.08	\$3,229.61
150000	\$3,426.80	\$1,417.62	\$4,844.42
200000	\$4,569.07	\$1,890.16	\$6,459.22

Criteria used for these calculations:

Taxable Assessed Value from Assessor dated 8/25/10- \$1,503,579

Assessment rate for residential property 7.96% and for vacant land 29%

Base Tax is for All Entities- Mill Levy 78.777

Maximum Borrowing assumes \$49,000 debt service

Maximum Borrowing assumes a minimum term not less than 15 years
 and a maximum interest rate of not more than 7.5%

Maximum Borrowing assumes Mill Levy of 32.588

The District may defer, delay, reschedule or restructure the issuance of debt.

This is an estimated projection based on current values and estimated
 cost to provide services.





SYLVAN LAKES METROPOLITAN DISTRICT
ADDENDUM TO SERVICE PLAN DATED JULY 9, 2010

SCHEDULE "B"

SYLVAN LAKES METRO DISTRICT FINANCIAL PROJECTION 2011	
BEGIN CASH BALANCE	\$42,583
OPERATING REVENUES	
GENERAL PROPERTY TAX **	\$22,148
INTEREST EARNED	\$111
TOTAL NON-OPERATING REVENUE	\$22,258
PROCEEDS OF LOANS***	\$176,000
TRANSFERS FROM OTHER FUNDS	
TOTAL AVAILABLE REVENUES	\$240,842
ADMIN EXPENSE	
TREASURER FEES	\$664
SALARIES	
BENEFITS	
SUPPLIES	\$300
INSURANCE/BONDING	\$1,760
DUES	\$300
PROFESSIONAL FEES	\$1,000
MOSQUITO CONTROL	\$800
LAKE ADMINISTRATION	\$3,200
CAPITAL PROJECTS	
ACQUISITION OF LAND	\$112,000
ACQUISITION OF WATER	\$64,000
DEBT SERVICE***	\$14,123
TOTAL EXPENDITURES	\$198,147
ENDING BAL 12/31	\$42,694
**Proposed Mill Levy	14.730

***Debt service based on borrowing of \$176,000 for a 20 year term at 5% interest.

The \$176,000 is only part of the approved maximum debt of \$419,500.

The District may defer, delay, reschedule or restructure the issuance of debt.

This is an estimated projection based on current values and estimated cost to provide services.



SYLVAN LAKES METROPOLITAN DISTRICT
ADDENDUM TO SERVICE PLAN DATED JULY 9, 2010



SCHEDULE "C"
PROPOSED ANNUAL DEBT AT VARIOUS RATES

\$419,500 MAXIMUM DEBT APPROVED IN REFERENDUM NOVEMBER 7, 2006
ANNUAL DEBT SERVICE- P&I

TERM	RATE	3.0%	5.0%	6.0%	7.5%
10 YR		\$49,178.20	\$54,327.17	\$56,996.61	\$61,115.25
20 YR		\$28,196.99	\$33,661.77	\$36,573.92	\$41,149.67
30 YR		\$21,402.58	\$27,289.08	\$30,476.22	\$35,519.58