

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DANCING WILLOWS METROPOLITAN DISTRICT HELD MARCH 4, 2013

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Dancing Willows Metropolitan District (referred to hereafter as the "District") was convened on Monday, the 4th day of March, 2013, at 6:30 P.M., at the Community Clubhouse, 11893 W. Long Circle, Littleton, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James D. "Don" Walker
Bobby Thomas
William A. Anderson
William A. Bristol
Robert "Lee" Jennings

Also In Attendance Were:

Doug Edwards; Remington Homes

See attached sign-in sheet for additional attendees.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

It was noted that a quorum was present and members of the Board were asked to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and such disclosures will be incorporated for the record along with those applicable disclosures made by the Board members prior to this meeting in accordance with the statute.

It was noted that Director Bristol has a personal relationship with Stillwater Community Management, LLC. His son and daughter-in-law, Scott and Holly Bristol, are owners and employees of Stillwater Community Management, LLC. It was also noted that the District entered into a Service Agreement for Clubhouse Management

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with Stillwater Community Management, LLC dated January 7, 2011. Director Bristol does not feel that this relationship constitutes a conflict of interest.

Director Jennings disclosed his position as a board member on the Dancing Willows Patio Homes Homeowners Association.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Thomas, seconded by Director Jennings and, upon vote, unanimously carried, the Agenda was approved, as amended.

OPERATIONS AND MAINTENANCE

Meeting with Remington Homes: Director Walker introduced Doug Edwards, with Remington Homes ("Remington"), to the Board and residents in attendance. Director Walker reported on the recent meeting and walk-through he had with Regan Hauptman and Doug Edwards. Remington confirmed the scheduled repairs on the paved roads when both townhome buildings are fully constructed and also at the same location where the two final townhomes are to be built. Remington will formally notify the District of the date they plan to start the road repairs. Planned work will include repairs to Ida Drive east of Union Court that was damaged by the heavy construction traffic. Remington further agreed to straighten up the existing, leaning rock columns in the fence along Bowles Avenue east of Union Court.

Upon query from Director Anderson, Mr. Edwards stated that Remington would contact Jefferson County regarding the heavy drainage from the adjacent church parking lot and report back to Director Walker. Mr. Edwards responded to another question from Director Anderson, agreeing that Remington would also implement concrete curb repairs to damage caused by the recent construction traffic.

Mr. Edwards advised that Remington expected to complete the last two condominium buildings containing 16 units this year. He noted that currently there are 11 condominium units left to sell. One patio lot is left and Remington plans to build a spec model 835, which has been submitted to Jefferson County for approval. Approval is expected in two months and of the 15 new townhome units, only 6 units are left to sell. Remington expects full build-out in 2014.

When questioned by a resident about construction parking, Mr. Edwards replied that he would check with Remington's superintendent to see if he could enlist subcontractors to park away from the construction areas.

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Subcommittee Reports: Director Jennings reviewed with the Board and residents the presentations from the committees that were formed at a previous Board meeting. The committee reports are attached hereto and incorporated herein by this reference.

Service Agreement for Pool and Spa Maintenance between the District and Apollo Aquatics, Inc.: The Board entered into discussion regarding a Service Agreement for Pool and Spa Maintenance between the District and Apollo Aquatics, Inc.

Following discussion, the Board determined to notify the District's management company, Special District Management Services, Inc. ("SDMS"), of their pending approval of the Service Agreement for Pool and Spa Maintenance between the District and Apollo Aquatics, Inc.

Subcommittee Reports Continued:

Insurance: Pat Keller, resident of the Dancing Willows Patio Homes and representative of the Patio Homes HOA, presented an unsolicited review of the District's insurance coverage.

- Ms. Keller noted that the District was in an insurance pool for better coverage and better rates.
- She also reported that the District's Board members were covered against dishonesty and theft in the amount of \$5,000, per occurrence.
- She reported that SDMS presented proof that they were covered up to \$500,000 for theft or misconduct by their employees.
- She noted that the Patio Homes HOA (and potentially the Condo and Townhome HOAs) are asking for a Waiver of Subrogation to prevent the District's insurance company from recovering from the HOA for damages for which the HOA or its members are responsible.
- Additional details will be available in the book assembled by Director Bristol.

Pool and Clubhouse: Directors Walker, Anderson and Jan Walker presented the committee report on the needs of the pool and clubhouse.

- The committee reported that pool fence painting for the amount of \$1,866 could wait.
- They reported that painting the pool building for the amount of \$546 was not needed in the near future.
- It was noted that a pool cover (to limit the annual pool cleaning expense) was estimated at \$6,000 plus installation of \$880.
- The committee recommended the purchase of pool chairs for the first year - five chaise lounge chairs at \$154 each and five standard chairs at \$80 each and in the second year, duplicating the purchase.

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- They recommended pool repairs (re-plumb the pool boiler, install louvered vents in the door, convert the pool/spa fill lines and eliminate the deckside fills) by Apollo Aquatics, Inc. for \$2,800 to prolong the life of the boiler and eliminate exposed fill pipes for the spa and pool.
- It was noted that the pool umbrellas were not deemed manageable.
- Additional details will be available in the book assembled by Director Bristol.

Landscape, Water Use and Snow Removal: Directors Thomas and Jennings, Carol Swomley, Debbie Patterson, Rita McCall, Barbara Bergonz and Larry Sterns formed the Landscaping Committee. Carol Swomley presented the landscaping plans for the main entrances at Union Court and Taft Street and the round-about as prepared by Keesen Landscape Management, Inc.

- The committee recommended:
 - Deferring the entry landscaping at the monuments until these monuments can be repaired.
 - Replacing the dead clubhouse and pool plants and correcting the irrigation.
 - Replacing the three dead locust trees on Bowles Avenue with two pairs of evergreens.
 - Execute the round-about plan in the amount of \$12,000.
 - Plan for the entry landscaping in the amount of \$33,000.
 - Extend the 4 foot wide gravel bed in front of the Bowles Avenue fencing for the full length of the fence.
- Additional details will be available in the book assembled by Director Bristol.

Monuments and Fences: Directors Jennings and Thomas, Carol Swomley and Rita McCall formed the committee on the fencing and entryway monuments on Taft Street and Union Court. Director Jennings reported:

- That repair to the monuments may not be possible as the foundations were examined and found to be sloping on the ends.
- One bid was received for \$26,000 to replace the monuments.
- One electrical bid was received to provide power to the monuments for \$3,900 (not including asphalt cutting or repair to cross Union Court).
- Partial replacement of rails and repair of fencing on Bowles Avenue was estimated at \$5,900.
- Estimated cost to partially replace rails, repair the fencing and clean and stain the fence was \$12,000.
- Estimated cost to replace the fence along Bowles Avenue was \$24,000.

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- Estimated cost to replace the wood fence along Bowles Avenue with a concrete masonry unit sound wall was \$75,000.
- Additional details will be available in the book assembled by Director Bristol.

Streets, Sidewalks and Under Drains: Director Walker and Bristol formed the Road Committee. Director Bristol reported:

- Miscellaneous road repairs would cost \$3-\$5 / square foot.
- Crack seal would cost \$4,000-\$5,000 per year.
- Crack seal along approximately 9,000 linear feet of curb would cost \$25,000.
- Seal coat would cost \$25,000 to \$40,000.
- Parking lot repairs at the clubhouse would cost \$15,574.
- Storm drains and under-drains -- annual maintenance to flush out storm drains would cost \$1,000 per year.
- Sidewalk repair and maintenance would cost \$15,000 per year.
- The Board would need to address the church drainage issue and determine if it is a responsibility of the District or the Dancing Willows Townhomes HOA. This requires further study.
- He recommended a \$4,000 budget for legal counsel to investigate drainage from the church parking lot.
- Additional details will be available in the book assembled by Director Bristol

Audits, Budgets and Planning: Director Bristol presented a spreadsheet with his recommendations for budgeting the work presented by the committees for years 2013, 2014, 2015 and 2016. General discussion ensued.

- Director Walker suggested that the District maintain an average of \$75,000 per year over the \$120,000 per year budget.
- Director Anderson suggested a line for emergency funds and Director Bristol agreed with his suggestion.
- Terry Railton, resident and townhome owner, strongly recommended that Board do the transition crack seal along the 9,000 linear feet of curb to prevent further deterioration of the asphalt paving.
- Residents agreed that roads were a priority and Carol Swomley agreed the round-about landscaping could be put off.
- Directors Anderson and Thomas agreed that roads were a priority.
- Director Thomas suggested that the townhome streets below the church be investigated by a geotechnical engineer, before any work was done to that area.
- It was noted that the monuments could be moved out four years and the landscaping could be phased in as long as it stayed 4-5 feet from the monuments. Director Jennings pointed out that failure of the surface of the monuments may not be repairable and that two contractors had refused to bid on repair due to the unstable nature of the foundation.

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- A resident noted that he believed there should be a line item for the “reserves” as he understood that this was why the mill levy was recently raised. Disagreement between Director Bristol, Jan Walker and the resident ensued. Director Bristol pointed out that the proposed budget before the Board was a suggested start to the 20-year reserve document since the District has never formalized a 20-year plan.
- The Board discussed moving various items on Director Bristol’s spreadsheet (proposed Budget) around. No consensus was reached. It was recommended that Director Bristol e-mail his spreadsheet to each Board member for review and to make recommendations. All agreed that this budget was important and required extra time to examine all priorities.

Following discussion, the Board determined to review each budget independently and to reconvene to discuss the budget appropriations for the next four years of the 20-year plan. The Board also agreed to ask SDMS to verify the reasoning behind the recent mill levy increase.

ADJOURNMENT

Upon determination that the Board had unfinished business, upon motion duly made by Director Thomas, seconded by Director Jennings, and upon vote, unanimously carried, the meeting was continued to Sunday, March 10, 2013 at 2:00 p.m. at the regular meeting location.

Respectfully submitted,

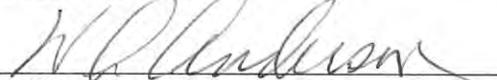
By 
Secretary for the Meeting

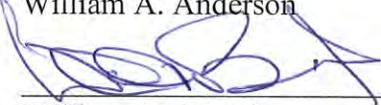
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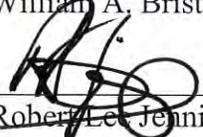
THESE MINUTES APPROVED AS THE OFFICIAL MARCH 4, 2013 MINUTES
OF THE DANCING WILLOWS METROPOLITAN DISTRICT BY THE BOARD
OF DIRECTORS SIGNING BELOW:

~~James D. "Don" Walker~~


Bobby Thomas


William A. Anderson


William A. Bristol


Robert Lee Jennings

DANCING WILLOWS METROPOLITAN DISTRICT
SIGN-IN SHEET FOR MARCH 4, 2013

Please **print** your name, address and phone number, and the issue(s) you are interested in addressing at this meeting.

NAME	ADDRESS (Postal and Email)	TELEPHONE	ISSUES TO BE ADDRESSED
Sephanie Solich	5807 S. Vivian Way sasolich@earthlink.net	3-478-0576	Question regarding if I requested Stam additional sidewalk - Idaho not
JOSEF & ANNA OED	5834 S. VIVIAN STR.	303-674-8129	CRACKS IN DRIVEWAY/WALKS
Barbara Bergonz	5791 S Van Gordon Ct	319738596	CRACKS IN DRIVEWAY/WALKS
Kathy Capriotti	5794 S. Vivian St	3197-40135 3197-98823	
Pat Keller	5728 S Van Gordon St	31619-9771	
Tracy Patton	5825 S Vivian St	3-278-3400	
Karen Kaseman	12311 W. Ida Place	3-337-0129	
Bob Knickebocker	5726 S Urban Ct	3 797 3027	
Kathy Belle Williams	5787 S. Urban Ct	3903-2224	
JAN WALKER	12095 W. Ida Pl	303-972-4381	

DANCING WILLOWS METROPOLITAN DISTRICT

SIGN-IN SHEET FOR MARCH 4, 2013

Please **print** your name, address and phone number, and the issue(s) you are interested in addressing at this meeting.

NAME	ADDRESS (Postal and Email)	TELEPHONE	ISSUES TO BE ADDRESSED
Emily Roberts	11952 W. Long Cir #205 emilymroberts@emill.com	71259-4984	
DIANE CLAYTON	11952 W. Long Cir #102 D145C@Aol.com		
Jane Jaksas	11952 W. Long Cir #104 jnjaksas@gmail.com	303-503-5160	
Jane Jaksas	11975 W. Long Cir #101 jjaksas@gmail.com		
Carol Swankley	5811 S. Garden Ter. cswankley		
PEG WIEHAREN	11952 W Long Cir #204	412 259-8444	Dog Poop Collection S.F.A.T. 1005
Terry Raiken	5825 Vivian St	303 298-3400	
David Jennings	5725 S. UNION CANE	303-521-0553	
GREG & SUSAN ROOF	5730 S VAN GOESAN WAY		
Alan & Thomas	12145 W. Sola Drive	31601-8484	
Tommy Stearns	5731 S. Van Gordon Way		
CHUCK DANFORD	12340 W. GOULD PL.	31758-9090	

DWMD Pool and Clubhouse Committee

Members: Bill Anderson, Don Walker, Jan Walker

Items Discussed and Recommendations as Follows:

- 1) **Pool** - Paint Fence around pool and clubhouse – Budgeted on 20 yr. plan-\$1,866

Proposal from Standard Fence Co. to paint pool fence and handrails around pool and clubhouse-\$3,050- Contact information – Standard Fence – 4680 Jason Street – Denver, CO

Phone- 303-433-7301 Fax- 303-477-6326

- 2) **Pool Building** – Painting – None needed at this time – Budgeted on 20 yr. plan-\$546

Checked concrete and no repairs needed – Budgeted on 20 yr. plan-\$1,748

- 3) **Pool Cover** vs. Cost of Additional Cleaning of Pool at Opening

Pool Cover Approx. \$6,000-8,000

Also check with recommended plumbing change and heating element

NOTE: Have not yet heard from Chris Whitener from Apollo Pool regarding cleaning costs or plumbing modifications. Chris Whitener has been waiting for a signed 2013 contract before providing additional information. Contract should be on the agenda for next DWMD meeting.

- 4) **Pool Chairs** - Recommend purchasing 5 new chaise lounge chairs @ \$154 each = \$770.00 and 5 standard chairs @ \$80.00 each = \$400.00 – Total Cost - \$1,170.00 plus shipping

Same Amount to be budgeted and purchased for next year

Do not recommend umbrellas

- 5) **Signs**-Recommend Installing two “No Glass “ or “ No Glass Containers” signs , one on each of the gates at pool entrances.

Clubhouse

1) **Painting of Interior** Clubhouse- Not needed beyond touchup– Budgeted on 20 yr. plan-\$2,732

2) **Furniture for Clubhouse**

Purchased two used training tables for serving/Board meeting use at \$199.00 each- Total Spent \$398.00

Recommend:

Purchasing two folding plastic rectangular tables - \$42/each Walmart- \$84.00

Purchasing 16 Chairs to go with 4 existing wooden tables – Office Liquidators- \$99.00 each – Approx- \$1,600.00

Purchasing 40 Lightweight Plastic Folding Commercial Grade chairs with cart – Chairs- \$18.59 each x 40= \$743.60- Cart- \$119.00 - Total \$862.50 plus shipping

3) **Microwave for Clubhouse** - Don has already purchased and installed a commercial microwave- Cost \$104.00.

4) **Window Coverings for West Side Door**- Possible Window Tinting- Approx. \$1,000

5) **Recommend obtaining quarterly deep cleaning service for clubhouse**- \$150.00 per visit- Bill Anderson has contact information.

6) **Awning for Clubhouse**- Don Walker has pricing and advice from Davis Tent and Awning and Four Seasons Awning for Clubhouse patio

Don talked with Roy Davis at **Davis Tent and Awning**; he said we can have up to 12 feet of depth from the building without extra cost for additional bracing/framing.

The cost would be about \$22 per square foot which is for a 24 foot wide by 12 foot long awning with some supports with a steel plate anchored into the concrete, plus an additional cost to remove the existing shade structure (pergola) of \$300 or \$400 would be about \$6,736.00 total.

Some pools/clubhouses have the awnings taken down in late October and reset in May the next year to extend the life of the awning. Roy Davis said you could expect 8 years of use without taking the awning down yearly, which would double the life span. The cost of replacing the awning currently is \$7.00 per square foot.

Contact Information

Roy Davis

Davis Tent and Awning

4635 Jason Street

303-561-0059

Another bid was received from **Four Seasons Awning** and received the following estimate and options:

Estimate

Date: 2/18/13

Customer:
Dancing Willows
Clubhouse

11893 W. Long Circle
Littleton, CO
80127

Ph: 303 972-4381

Cell: 303 503-6433

Don
Attn: Walker



Project:

Same as Above

Glen Johnson

We Hereby Submit Specifications & Prices to: Furnish labor and materials to install (1) patio style awning per options as follows: **Fabric-** Weathertyte color of choice, fabric has an 8-year manufacturer's limited warranty. Fabric warranty does not include manufacturing labor, install or the replacement of graphics. **Frame-** 2"x 3" mill finish aluminum tube with option to powder coat and a 3" x 3" powder coated steel support structure. (see attached preliminary drawings and color charts)

Option 1: 24'-0" x 12'-0" \$6,841

Add \$719.00 to powder coat aluminum frame, color of choice from standard colors.

Deduct \$390.00 to change fabric from Weathertyte to Ferrari 502.

Deduct \$509.00 to change fabric from Weathertyte to Sunbrella.

Option 2: 31'-6" x 10'-0" \$7,233

Add \$748.00 to powder coat aluminum frame, color of choice from standard colors.

Deduct \$416.00 to change fabric from Weathertyte to Ferrari 502.

Deduct \$498.00 to change fabric from Weathertyte to Sunbrella.

Option 3: 23'-0" x 15'-0" \$7,867

Add \$898.00 to powder coat aluminum frame, color of choice from standard colors.

Deduct \$443.00 to change fabric from Weathertyte to Ferrari 502.

Deduct \$488.00 to change fabric from Weathertyte to Sunbrella.

Option 4: 33'-6" x 19'-3" \$15,826

Add \$1,629.00 to powder coat aluminum frame, color of choice from standard colors.

Deduct \$896.00 to change fabric from Weathertyte to Ferrari 502.

Deduct \$974.00 to change fabric from Weathertyte to Sunbrella.

Exclusions:

Lights, electrical, soffit, flashing, demolition of existing structure, graphics and permits.

Note: Weathertyte and Ferrari fabrics are Fire Rated, Sunbrella is not Fire Rated.

Contact Information Four Seasons Awning-2100 W. College Ave.
Englewood, CO 80110 (303) 722-1200-Phone (303) 777-4204 FAX
gjohnson@forseasonsawning.com

**Dancing Willows Metropolitan District
Pool & Clubhouse**

Proposed Replacement Chair for Clubhouse



3/02/13

Costs of proposed modifications to the Pool facility.

Don,

Thank you for requesting pricing regarding the pool repairs and renovations.

As you know, we are recommending that the pool boiler be re-plumbed properly in order to achieve proper heat rise, as well as install louvered vents in the door to increase fresh combustible air for a 3 boilers. For this work the District should budget \$2,800. If the District still wishes to convert the pool/spa fill lines to "in-line", and eliminate the deckside fills, we would be willing to throw in this work at no additional charge (estimated cost \$200-\$300).

To install a new Loop-Loc pool cover, budget \$5,800.00, this price includes installation and shipping.. This is a high quality cover which the suggested sell price is over \$6,000, and that does not include shipping/installation. As we discussed on the phone, the pool cover is necessary for safety concerns, plaster longevity, and community aesthetics.

To install a new Loop-Loc spa cover, budget \$880.00, again, including installation and shipping.

To replace the expansion joint caulking around the pool, budget \$1,300.00. This price includes the removal of existing caulk, joint clean-up, and installation of new caulk.

In regards to painting the pool, the existing surface is a plaster surface and it is not recommended that paint be applied on top of the plaster. During our opening this year, we will see what we can do to the existing surface looking better. In the future, a pool cover will help to reduce the staining experienced by excessive debris.

Please let us know what questions that you may have.

Apollo Aquatics, Inc.
Chris R. Whitener, Executive Director
303-337-3316 -office
303-337-3326 -fax

DANCING WILLOWS METRO LANDSCAPE WORK GROUP REPORT

February 28, 2013

The Landscape Work Group met on 01/31/13 with Debbie Patterson, Rita McCall, Barbara Bergonz, Larry Stearns, and Carol Swomley. Bobby Thomas and Lee Jennings were also present. After defining the areas within the community that are the responsibility of the DW Metro District, discussion focused on the Metro District Landscape areas:

Areas around the clubhouse and swimming pool

Round-a-Bout

Entryway at Taft St., Entryways and median at S. Union St., and along the fence line on S. Bowles.

Because of planned renovation/repair/replacement of fences and monuments along Bowles Ave., it was agreed that attention should first be paid to the round-a-bout, pool, and clubhouse areas, along with exploring the cost for a redesign of the landscape at the entrances and round-a-bout. The group discussed what features they would like to see in the redesigns and a sketch rendered by Bobby Thomas captured those ideas. It was also agreed that we should explore a formal landscape design and cost for the entrances and round-a-bout and these were provided by Keesen. In addition, a survey was completed to estimate the replacement of dead or missing plants throughout the Metro areas without any redesign.

See Appendix A-F:

- A. Bobby Thomas' sketch for front entrance
- B. Keesen's landscape design for main entrances (east and west) and Taft
- C. Keesen price list for front entrance designs
- D. Keesen's landscape design for the round-a-bout
- E. Keesen's price list for the round-a-bout
- F. Replacement plant survey

RECOMMENDATIONS:

\$100 1. Defer improvements to front entrance landscape areas pending decisions about improvements to monuments, stone walls and columns, and fencing. Continue to maintain these areas with pruning, annual planting, and removal of dead and diseased plants. (Annuals \$100)

\$2,400+600? 2. Replace plants at the clubhouse (\$750) and pool (\$1,650) following the original planting design. Correct irrigation issues in these locations (\$600?).

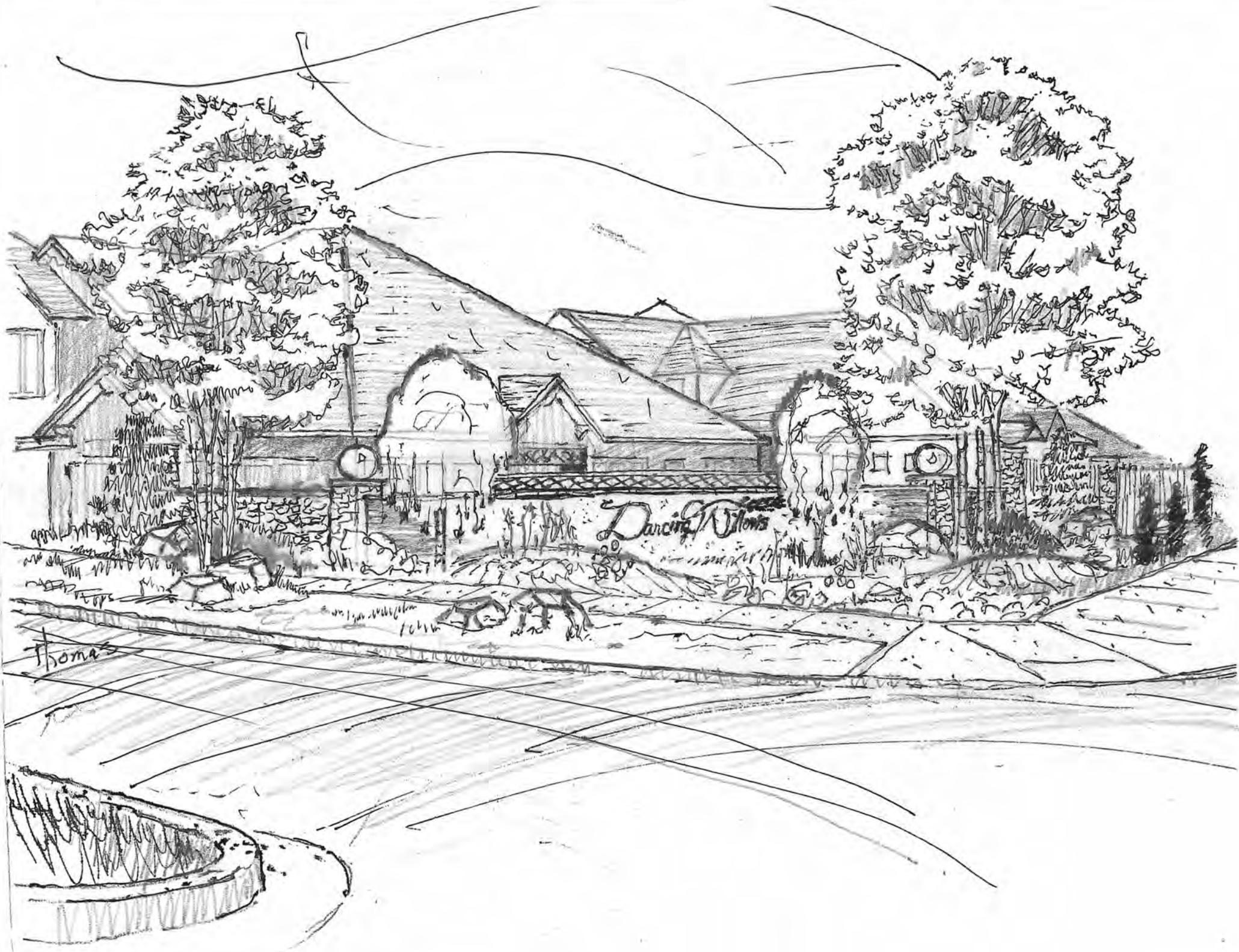
\$2,000 3. Replace three dying locust trees in front of fencing west of main entrance with four evergreen trees similar to those east of the main entrance (\$500@).

\$12,377 4. Execute proposed design for the round-a-bout. (Keesen's proposal \$12,377)

\$33,512 5. Upon completion of entrance hardscape improvements, execute a proposed design for the entryways and median. (Keesen's proposal \$33,512 total) West (\$14,539); East (\$1,277); Taft (\$6,769)

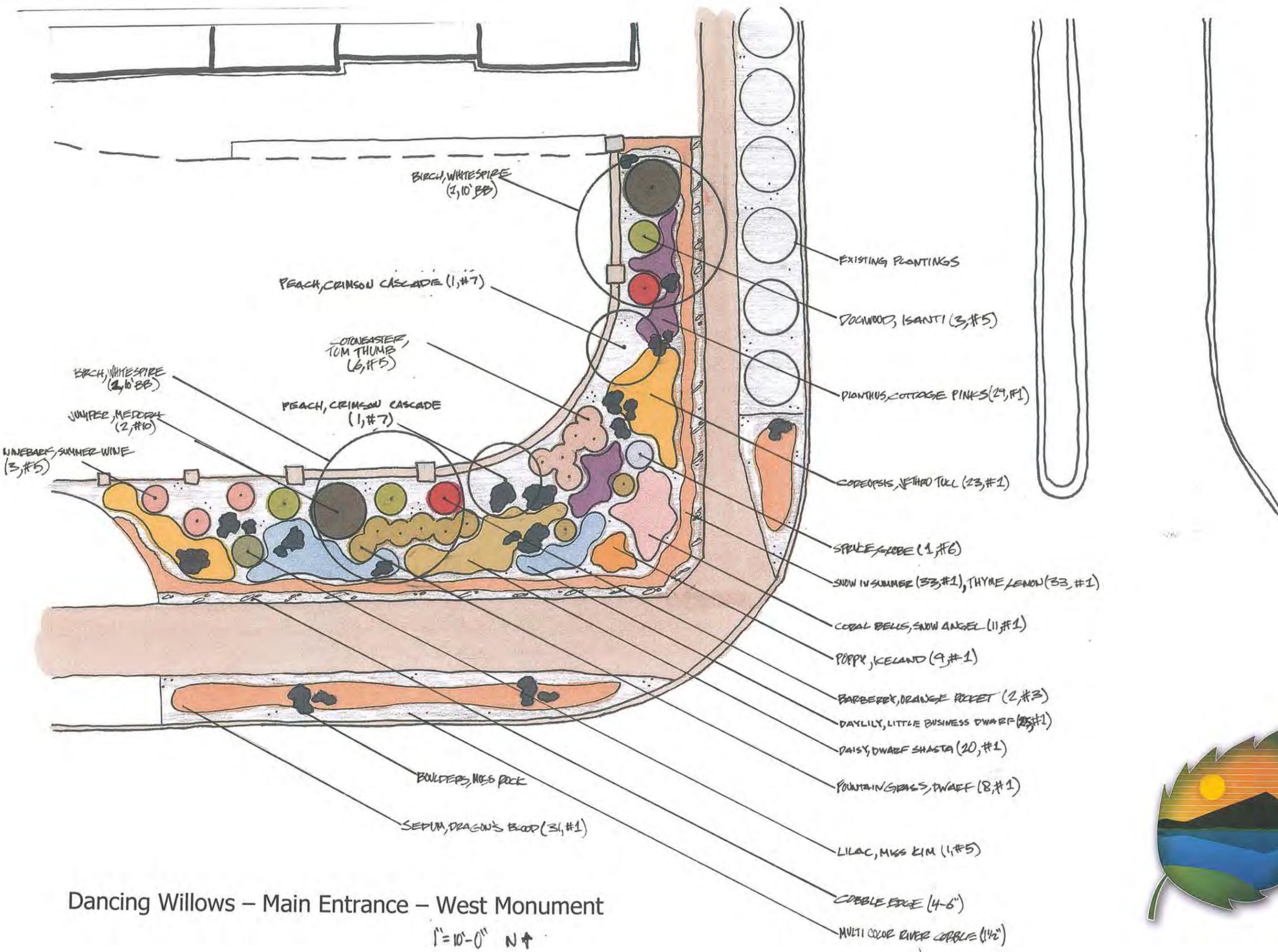
? 6. Consider extending the narrow shrub beds on the east and west of the main entrance to prevent water damage to the new/newly improved fencing. Plant with displaced shrubs from the entrances. Change the irrigation to drip instead of sprinkler heads in these beds. (Cost of bed and drip improvements unknown.)

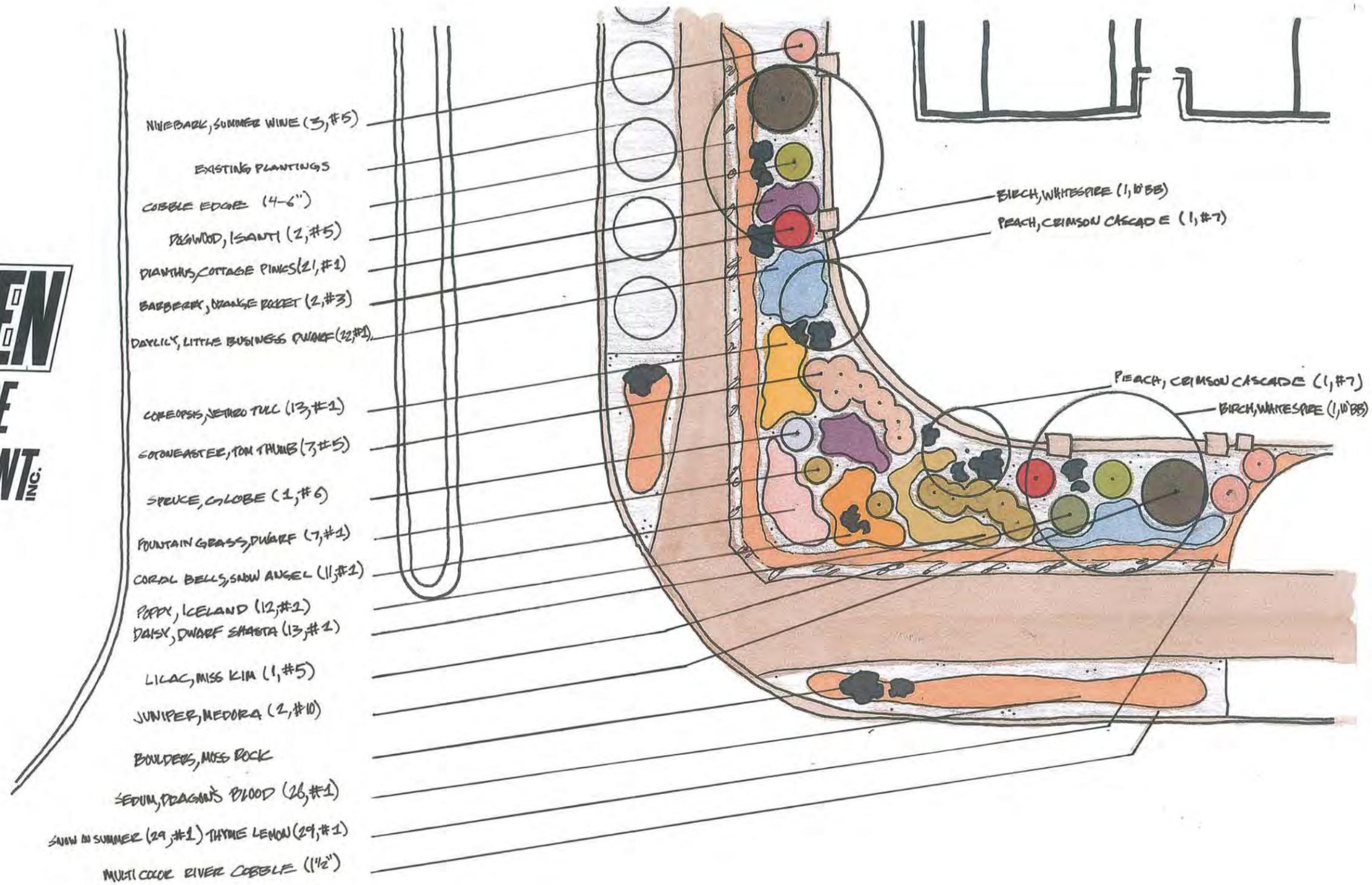
Bobby Thomas
Lee Jennings
Debbie Patterson
Larry Stearns
Rita McCall
Barbara Bergonz
Carol Swomley



Thomas

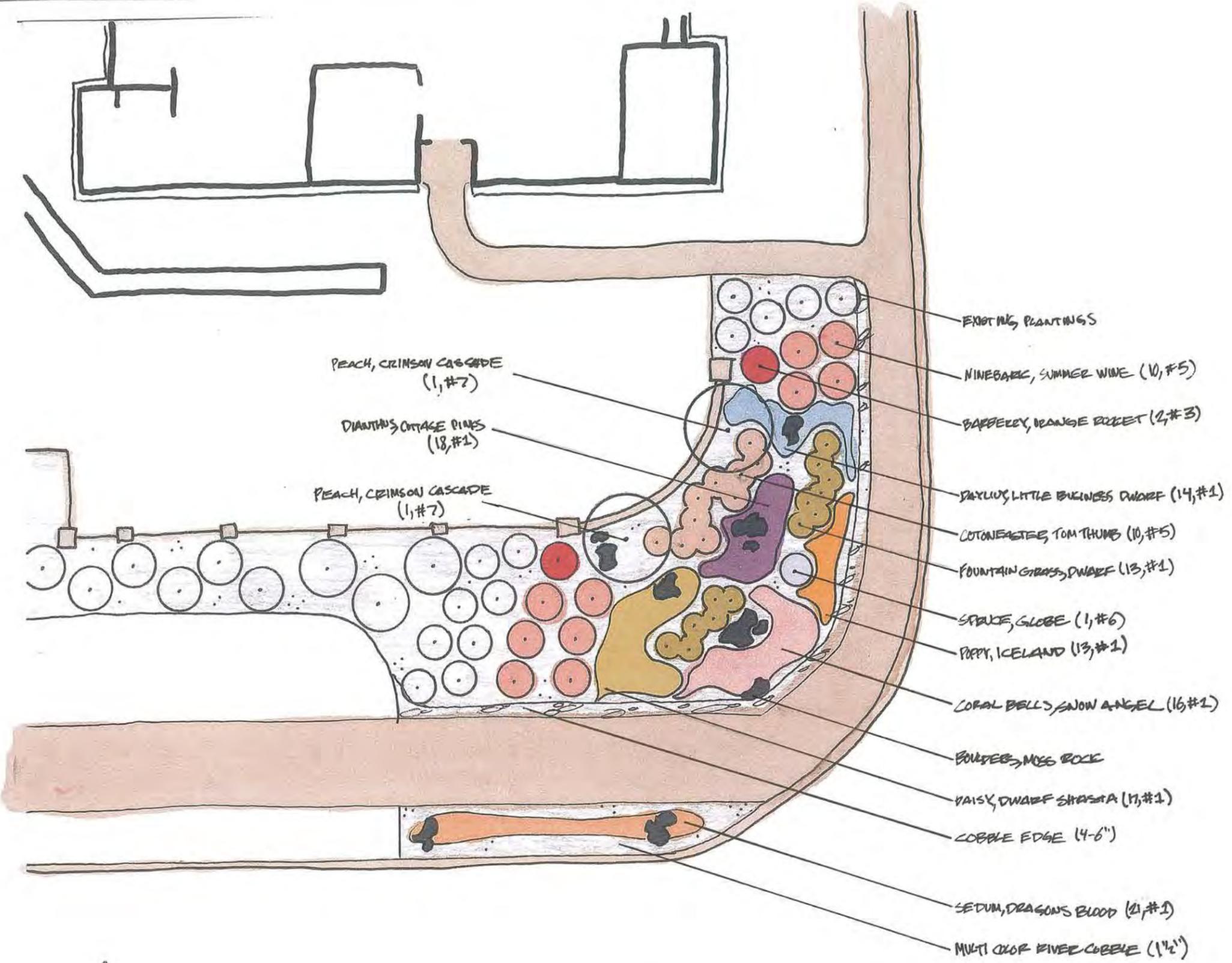
Dancing Willows





Dancing Willows – Main Entrance – East Monument

1" = 10'-0" N ↑



Dancing Willows – Secondary Entrance Monument

1" = 10'-0" N ↑



February 18, 2013

PURCHASE AGREEMENT

Contract No. - 1172 (v. 0)

LISA JOHNSON
 SPECIAL DISTRICT MANAGEMENT SERVICES
 DANCING WILLOWS METROPOLITAN DISTRICT
 S. UNION CT. & W. GOULD LOOP
 LITTLETON, CO 80127

LANDSCAPE ENHANCEMENT SERVICES

Proposal to enhance the monument sign landscape at the main entrance (both sides) and the secondary entrance at S. Taft.

Landscape and Irrigation Pricing Totals for Each Area : Main Entrance West- \$14,539; Main Entrance East- \$11,277; Secondary Entrance- \$6,769.

LOCATION	DESCRIPTION	SALE
Main Entry - West Monument:	Clear and Grub/Transplant	\$1,336.00
Main Entry - West Monument:	Berms - Soil Import	\$1,491.00
Main Entry - West Monument:	Irrigation- Relocate Valves	\$1,341.00
Main Entry - West Monument:	Soil Prep	\$565.00
Main Entry - West Monument:	Plantings - Trees	\$2,138.00
Main Entry - West Monument:	Plantings - Shrubs	\$907.00
Main Entry - West Monument:	Plantings - Perennials/Grasses	\$2,135.00
Main Entry - West Monument:	Irrigation- Drip System	\$731.00
Main Entry - West Monument:	Hardscape	\$3,895.00
Main Entry - East Monument:	Clear and Grub/Transplant	\$961.00
Main Entry - East Monument:	Berms - Soil Import	\$1,070.00
Main Entry - East Monument:	Soil Prep	\$485.00
Main Entry - East Monument:	Plantings - Trees	\$2,138.00
Main Entry - East Monument:	Plantings - Shrubs	\$867.00

Main Entry - East Monument: Plantings - Perennials/Grasses	\$1,758.00
Main Entry - East Monument: Irrigation- Drip System	\$731.00
Main Entry - East Monument: Hardscape	\$3,268.00
Secondary Entry - Monument: Clear and Grub/Transplant	\$321.00
Secondary Entry - Monument: Berms - Soil Import	\$811.00
Secondary Entry - Monument: Soil Prep	\$338.00
Secondary Entry - Monument: Plantings - Trees	\$543.00
Secondary Entry - Monument: Plantings - Shrubs	\$859.00
Secondary Entry - Monument: Plantings - Perennials/Grasses	\$1,296.00
Secondary Entry - Monument: Irrigation	\$521.00
Secondary Entry - Monument: Hardscape	\$2,080.00
Main Entry - Median Strip: Moss Boulder Install	\$926.00
Total (Excluding Tax)	\$33,512.00

SALE: \$33,512.00
SALES TAX: \$0.00
YOU AGREE TO PAY: \$33,512.00

Buyer

Date

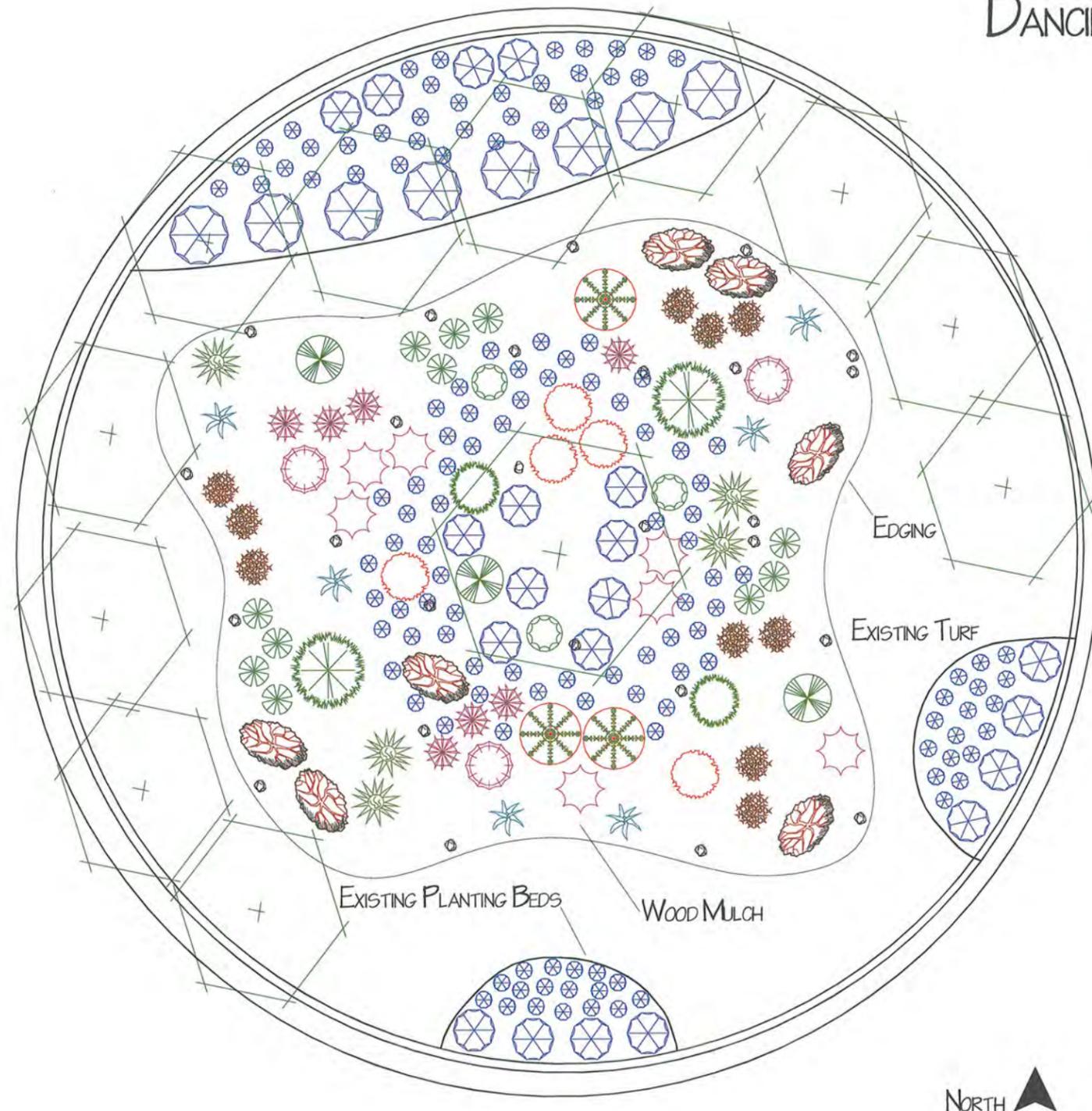


Daniel B. Dickson

Date

Keesen Landscape Management,
Inc.

DANCING WILLOWS: ROUND A BOUT LANDSCAPE DESIGN



LEGEND		
SIZE	QTY	COMMON NAME
FLOWER, GRASS		
✳ EACH	7	GRASS, FEATHER REED
✳ EACH	11	GRASS, LITTLE BLUE STEM
FLOWER, PERENNIAL		
○ EACH	5	RUSSIAN SAGE
SHRUB, CACTI		
✳ 5 GAL.	5	MORMON TEA
✳ 5 GAL.	6	YUCCA, ADAM'S NEEDLE
SHRUB, DECIDUOUS		
○ 5 GAL.	3	BROOM, SCOTCH LENA
○ 5 GAL.	3	FINE LINE BUCKTHORN
○ 5 GAL.	7	MANZANITA, COLORADO
⊗		EXISTING SHRUBS AND GRASSES
SHRUB, EVERGREEN BROADLEAF		
✳ 5 GAL.	7	RABBIT BRUSH
✳ 5 GAL.	10	POTENTILLA, TANGERINE
SHRUB, EVERGREEN CONIFER		
✳ 5 GAL.	3	FERNBUSH
✳ 5 GAL.	2	PINE, MUGO, MOPS
TREE, DECIDUOUS		
⊗		EXISTING TREES
TREE, EVERGREEN		
○ 10 GAL.	2	PINE, FOXTAIL
○ 10 GAL.	3	PRIVET, REGAL

Landscape Design by:
Keesen Landscape Management

Date: 2/26/2013

Landscape Plan:
2/26/2013
Dancing Willows - Round A Bout

Scale: 1" = 10'
Revision #:



ENTRYWAY FENCE AND MONUMENT WORK GROUP OBSERVATIONS, SCOPING ESTIMATES AND RECOMMENDATION

Several observation walks were made by Work Group members together, as individual, and with possible vendors.

Observations:

a. Approximately 70%+ of the upper and lower horizontal rails show evidence of severe splitting and cracking from the numerous attempts to re-nail them to the vertical support posts.

b. Approximately 6+ posts on the cedar fence sections east of our Union entry have not been properly set or are broken and provide loose support for the respective sections of fencing.

c. One section of cedar fencing on the far third of the section east of our South Union entry is completely loose and simply wedged into the rock column for support.

d. Masonry columns are a fake "dry-stack", with the rock glued on to concrete masonry unit (cmu) substrata. Columns west of South Union appear to be in fair shape. Columns east of South Union are leaning with the grade and will eventually become unsafe. "Dry-stack" columns and walls show significant repair work to keep the stone in place or to repair cracks. (Question the installation of sufficient foundation under columns, rock walls and monuments.)

e. The stucco monument entry signs at South Union show telegraphed cracking in the stucco that indicate cracking and movement in the foundation. Rock caps that are again glued to the top of the cmu/stucco walls are loose in several places and several of the rock caps themselves are degrading allowing water to penetrate. There is evidence of settling of the foundation under the north ends of the rock walls on both sides of the S Union Street entrance. There is a separation of up to 3/4" between the cmu substrata and the concrete foundation. Holes were dug on the back side of the east S Union Street monument and an intact foundation was found; however it is shallow and there is apparent settling of the foundation causing cracking of the face of the monuments. This is more apparent on the east monument than on the west.

The stucco monument at the South Taft Street entrance east of South Union is in fair-good shape.

f. There is no electrical supply to the monument on the east side of South Union or to the South Taft Street monument. Homeowners working on holiday decorations and on flower beds have complained about this. The stucco walls are lit with 12 volt spot lights that are insufficient in number, easily stolen and dim due to power loss at the South Taft Street monument. (The South Taft Street monument is lit with two spots powered by a 12 volt line running from the east monument at South Union Street entrance.)

g. We noted the fencing along the property line between the private residence at 12135 W Bowles Avenue and the VCA Dakota Ridge Animal Hospital at 12255 W Bowles Avenue and the north side of the townhomes is the responsibility of the townhome HOA, but the DW Metro District should look at taking over this item at some point in time in order to bring all the perimeter fencing under one control. History notes loose posts and sections being blown down each spring over the past five years.

Summary of fencing, rock wall and monuments along West Bowles Avenue:

a. The distance from the west Dancing Willows property line to the edge of the west South Union Street monument rock wall is 134 feet. There are three "dry stack" stone columns seven feet high with two 65 foot sections of 6 foot high cedar fence between.

b. The west South Union Street monument has an 18 foot rock wall 4 1/2 feet high on the west end, a 35 foot stucco wall 4 feet high and a ten foot rock wall 4 1/2 feet high on the north end ending with an eight foot column.

c. The east South Union Street monument has an 18 foot rock wall 4 1/2 feet high on the north end, a 34 foot stucco wall 4 feet high and an 18 foot rock wall on the east end. There is no apparent failure of the wall but there is separation of the cmu substrata from the concrete foundation, apparent on the back of the wall where the foundation is above grade.

d. The linear distance between the east end of the rock wall of the South Union Street monument to the east monument at South Taft street is 621 feet. There are three 30 foot insets with a low two rail fence at the ends of town home alleys. There are a total of 9 columns on the east side.

e. Totals:

- Linear feet of 6 foot high cedar fence-----755'
- Rock wall 4 to 4 1/2 feet high-----65'
- Stucco monument wall, three to four feet high-----93'
- Stone columns, 2'x2'-----14

SCOPING ESTIMATES:

FENCING:

The Entry Way Monument and Fence Work Group requested scoping estimates for the repair of the fencing and rock columns to include replacement of 70%+ of the split rails, if not all. Quote to include re-setting approximately 6-7 posts in 2ft of concrete. New 6' wood fencing typically costs between \$28-\$32 per linear foot. Said new rails to be installed using 3.5-inch deck screws into pre-drilled holes in the rails. All damaged, mis-spaced, and missing slats to be replaced upon installation of new rails. Dancing Willows Metro District is to solicit a solution to restoring the rock columns to an upright, plumb position, which may include concrete pumping underneath said footings. Cedar fencing should be power washed and stained. Power wash and stain both sides of a 6' fence is approximately \$7-8/lineal foot for both sides. The goal is for the fencing to be maintainable for at least the next 4-5 years.

The bids were to include estimates for fence replacement.

COMPANY	DESCRIPTION	COST
<u>STANDARD FENCE</u>	Replace 6 broken 6x6x8' cedar posts with new. Replace approx. 144' of new panels with 2x6x8' top & bottom rails, 1x6x72" pickets & 2x6x9' cross deco rail, tax included.	\$5,925.00

<u>STANDARD FENCE</u>	Replace 6 broken 6x6x8' cedar posts with new. Replace approx. 144' of new panels with 2x6x8' top & bottom rails, 1x6x72" pickets & 2x6x9' cross deco rail, power wash & stain cedar fence with solid color stain , tax included.	\$12,155.00
STANDARD FENCE	Tear out and haul away 811' of fence. Install 811' of spaced picket cedar fence with 6x6x8' posts set 8' on center. 2x6x8' top & bottom rails, 1x6x72" pickets with 1' spacing and one 2x6x9' deco cross rail, tax included, does not include permit fees.	\$24,050.00
ELCAR FENCE	Estimate not yet returned	
CUSTOM FENCE & SUPPLY	Repair sections where rails not usable=\$295/section. Replace pickets=\$4/each. Replace broken post=\$200 each	Unable to calculate but over \$5000
CUSTOM FENCE & SUPPLY	\$30.25/ft. demo and replace fence, taxes & permits not mentioned.	\$24,533.00

For future consideration, estimates for replacing the existing fence with a "sound reducing" wall of wood or concrete masonry unit (cmu) construction along Bowles Avenue were obtained to be used in the twenty year plan.

COMPANY	DESCRIPTION	COST
STANDARD FENCE	Tear out and haul away 811' of fence. Install 811' of 6' high colored concrete privacy fence with 5"x5"x8' H posts with caps set 5' on center, 2'x1'x5' panels, and panel caps. Tax included, does not include permit fees.	\$75,150.00
CUSTOM FENCE & SUPPLY	\$180-200/ft. plus permits, engineering, traffic control. Fence demo & haul = \$4.50/ft. Demo & haul existing Columns, each = \$350.00x14	\$170,000.00 approx.

MONUMENTS:

South Union monuments: Spot observation holes on the back side of the east South Union Street monument at the location of the crack to examine the foundation verifies that there is a foundation. No foundation cracks were observed with this limited excavation, however there appeared to be significant settling of the north ends of the foundation under both the east and west monuments. This includes the foundation under the rock walls on the north ends of the monuments. We had no response for bids to repair the stucco only. The two potential vendors stated that the foundation was not sound and they would not bid unless the foundation was repaired. (Mike's Stucco & NativeScape)

Request for estimates for repair/replacement of the S Union Street monuments resulted in the following:

COMPANY	DESCRIPTION	COST
NATIVESCAPE (Felipe Morales, sub for Standard Fence)	Tear out and dispose monuments & walls	\$4800.00
	15'x30' deep base	\$4776.00
	Grey block material & installation	\$4906.00
	Precast Ledge stone material & install	\$8720.00
	Stucco brown coat and color material & installation	\$3484.00
CUSTOM FENCE & SUPPLY	Declined to bid stating that Custom would sub the job out	-----

ELECTRICAL:

The sleeve for electrical power from the existing panel (located behind the north end of the rock wall) on the west side of South Union to the east side of South Union should be located and a price for this extension of power should be obtained.

If sleeve is not located, then optional pricing for a pavement boring should be obtained. Sturgeon Electric was contacted and provided an estimate on February 8, 2013. A second estimate can be obtained if the Metro Board decides to install power to the east S Union Street and Taft Street monuments.

COMPANY	DESCRIPTION	COST
STURGEON ELECTRIC	Install new 100 amp meter/panel pedestal 120/240 v, approx. 65' conduit & wire to pedestal, two 20 amp GFCI receptacles, 1 new low voltage transformer. Includes trenching & fill but not painting, landscape repair or pavement cut.	\$3927.00

OPTIONS:**OPTION ONE:**

Repair & stain fence along Bowles Ave. to extend life at least 5 years	Replace 6 broken 6x6x8' cedar posts with new. Replace approx. 144' of new panels with 2x6x8' top & bottom rails, 1x6x72" pickets & 2x6x9' cross deco rail, power wash & stain cedar fence with solid color stain , tax included.	\$12,155
Provide electricity to monuments east of S Union entrance	Install new 100 amp meter/panel pedestal 120/240 v, approx. 65' conduit & wire to pedestal, two 20 amp GFCI receptacles, 1 new low voltage transformer. Includes trenching & fill but not painting, landscape repair or pavement cut.	\$3927
	Total	\$16,082

OPTION TWO:

Replace S Union entry monuments & rock walls(2)	Estimate to remove, haul away & replace rock walls, monuments & columns	\$26,686
Repair & stain fence along Bowles Ave. to extend life at least 5 years	Replace 6 broken 6x6x8' cedar posts with new. Replace approx. 144' of new panels with 2x6x8' top & bottom rails, 1x6x72" pickets & 2x6x9' cross deco rail, power wash & stain cedar fence with solid color stain , tax included.	\$12,155
Provide electricity to monuments east of S Union entrance	Install new 100 amp meter/panel pedestal 120/240 v, approx. 65" conduit & wire to pedestal, two 20 amp GFCI receptacles, 1 new low voltage transformer. Includes trenching & fill but not painting, landscape repair or pavement cut.	\$3927
	Total	\$42,768

OTHER OBSERVATIONS:

We noted the drainage from the parking lot of the Bowles Street Community Church and the entire property of the VCA Dakota Ridge Animal Hospital drain to the metro district swale and storm sewer inlets along the property line north of the townhomes. There may be more intense run-off occurring at this location from the vet and the church than what was submitted/calculated for the Jefferson County approval for the original design of the DW storm sewer. The **Streets, Sidewalks & Under Drain Workgroup** will have recommendations concerning these drainage problems. With the statement from Bill Bristol at the last DW Metro District meeting that water percolates up from the asphalt paving at his garage access, we suspect that there is ground water

coming from the vet and church properties as well that flows beneath the DW storm drain and the adjacent masonry retaining wall and then under the said asphalt paving. If so, this is a severe problem that should be addressed. Water percolation through the pavement was observed on the 01/23/2013 observation walk at South Union Way and South Union Court. **It seems advisable to investigate solutions to the surface and underground drainage problems including legal advice.**

Dancing Willows Metro District should notify Dancing Willows Townhome HOA that fencing along the west and south borders between the West Bowles Community Church, the VCA Dakota Ridge Animal Hospital and the private residence at 12135 W Bowles Avenue needs to be addressed in fashion to maintain acceptable appearance and structural soundness. Dancing Willows Metro District should discuss with the DW Townhome HOA on obtaining control of all fencing at some point in the future. DW Metro District should call Jefferson County to have the County notify the vet business to repair the two sections of downed fencing between the vet and the single family residence.

Weed control and mowing on a regular basis should be addressed with the landscape contractor (Keesen). It is our understanding that the current contract calls for the landscaping company to mow this strip twice this year.

Bobby Thomas
Lee Jennings
Carol Swomley
Rita McCall
03/04/2013

Dancing Willows Metropolitan District
Road Repair and Maintenance

Initial contact was with Tom White of Rocky Mountain Pavement. He suggested that sealing, a process that places a thin layer of material over the entire road, is important, but the road must be in good condition prior to sealing. Crack seal is the first step. All cracks in the surface are filled with a tar like substance to prevent water access to the road base. Rocky Mountain Paving just completed sealing most of the cracks in Dancing Willows roads at a cost of \$4,703.93. Cracks were not sealed in the east end of the condo area. Transition cracks, the space between the concrete gutter and the asphalt road surface also were not sealed because of cost. In addition to crack seal, damaged road surfaces must be repaired. Tom said the cost to remove damaged asphalt, bring the underlying road base up to standard and then cover with asphalt should cost between \$3 and 4\$/ft². However, RMP did a 51yd² repair earlier this year at a cost of \$4,125.78 or \$9/ft² seems significantly more than \$3 to \$4, but it was a small area. There are other processes such as infrared that can be used for superficial surface damage. Seal coat comes in a variety of styles costing from \$0.08/ft² for a spray-on coating to \$0.50/ft² for a 3/8" coating with rock chips.

Carl Jeltma of Black Gold Construction provided a second opinion. A bid was prepared for damage in the Clubhouse parking lot and on the traffic circle. Repair to a 6" depth, parking lot, was suggested for 239 yds², to 8", street, for 57 yds² and 60 yds² to be milled to a 2" depth and resurfaced for a cost of \$15,574. An average cost of \$4.86/ft². A bid of \$25,956 for a seal coat was also provided that works out to \$0.10/ft².

I have observed that Jefferson County tends to fill the transition cracks in streets in this area. As with other crack sealing this prevents water from saturating/softening the underlying road base. Simms St is an example of a street with the transition crack filled. Dancing Willows has approximately 9,500 ft. of streets and driveways creating about 19,000 feet of transition crack. At \$1.33/ft the cost would be about \$25,000.

Perhaps the worst road damage can be found on the east end of the condo area. There are two major potholes and there are places where the asphalt road surface is as much as two inches above or below the concrete gutter. The north-south roads along Bowles Avenue are also badly cracked. Neither of these areas was included in the repair comments as the Metro District will be requesting the Developer repair these areas when construction is completed.

The current 20-Year Plan has a 2013 line item for road seal coat \$42,506. Resurfacing is scheduled for 2028 at 22 years from installation and has a 20-Year Plan cost of \$489,635 (\$1.86/ft²). Current prices for resurfacing are \$1.25/ft² or \$668,000 in 2028. The point being we had better keep the roads in good condition because it looks like they need a life closer to thirty years.

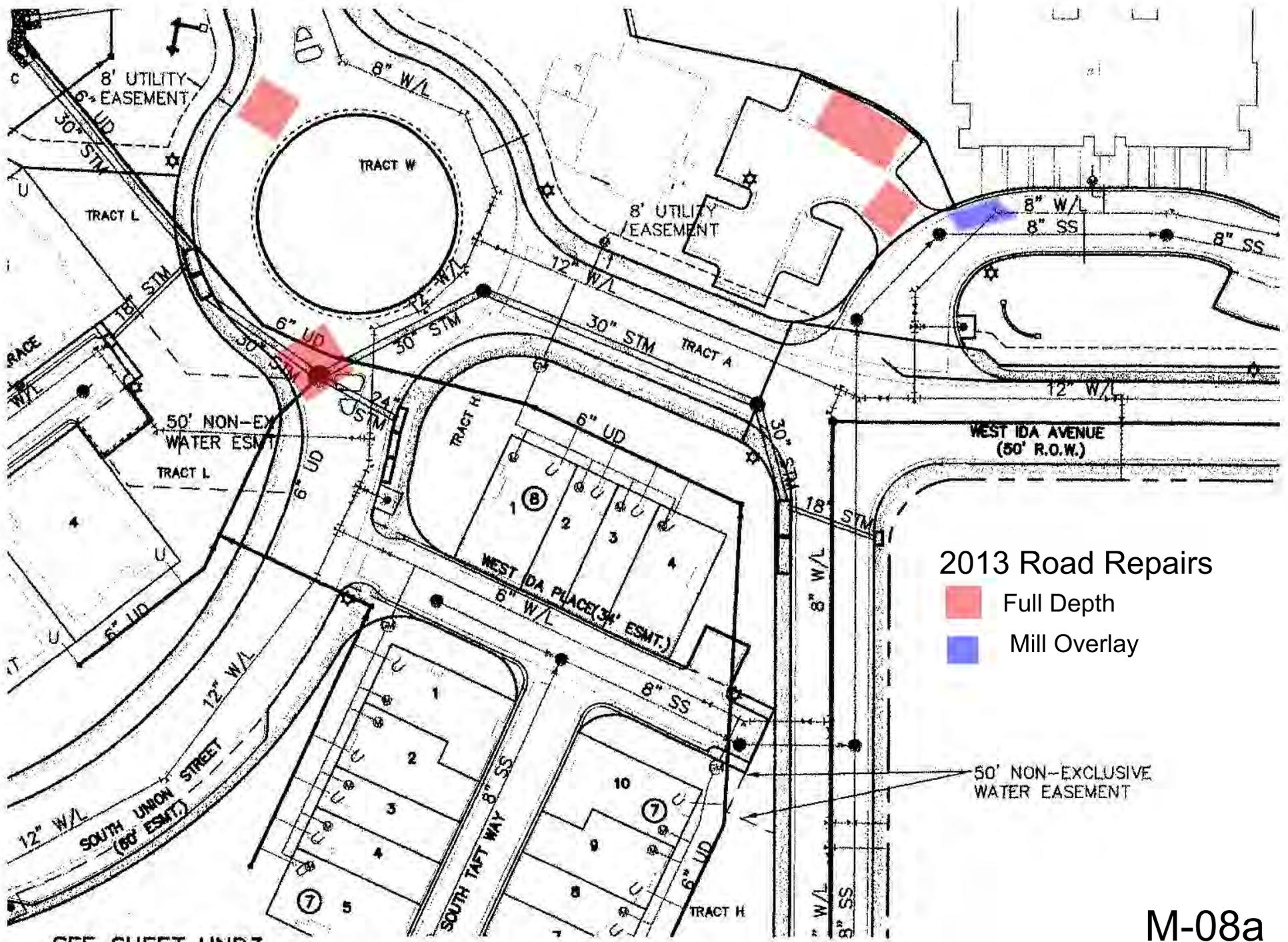
Road repair and maintenance is a complicated endeavor and it wouldn't hurt to hire an independent consultant. Currently our advisors are all vendors hoping to sell their product. Seal coat and filling the transition crack are two areas where we could use advice.

2013 Maintenance Budget Proposal

Projects

Road damage repair	15,574
Annual crack seal	5,000
Transition crack seal	25,000
Seal Coat	25,000-40,000

\$20,000 would fix the area around the clubhouse and traffic circle, leaving enough to crack seal all roads next winter. Transition crack seal and seal-coat, at least \$50,000, can wait until we are sure this is the best approach and higher priority projects are complete.



2013 Road Repairs

- Full Depth
- Mill Overlay

50' NON-EXCLUSIVE WATER EASEMENT

SEE SHEET UND 3

M-08a

Black Gold Construction

12365 N. Dumont Way
Littleton, CO 80125
Phone: 303.791.8300
Fax: 303.791.6616



Proposal

No: **52651**

Date: 2/12/13

"Paving the Way Since 1977"



CJ PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

ATTN: BILL BRISTOL
DANCING WILLOWS METRO DISTRICT
11952 W. LONG CIR
LITTLETON, CO 80127

DANCING WILLOWS METROR DISTRICT
11952 W. LONG CIR
LITTLETON, CO 80127

PHONE: 303-771-1940 EMAIL: WABRISTOL@COMCAST.NET

We hereby propose to furnish all the materials and perform all labor necessary for the completion of the following:

- (A) FULL DEPTH ASPHALT REPAIR TO 8 AREAS APPROXIMATELY 239 SQUARE YARDS.
 1. SAWCUT AND JACKHAMMER AS NEEDED.
 2. EXCAVATE TO A DEPTH OF 6" AND DISPOSE OF DEBRIS.
 3. RE-COMPACT SUB-GRADE.
 4. TAC COAT EDGES TO INSURE ASPHALT BONDING.
 5. LAY IN HOT BITUMINOUS ASPHALT (IN 2 LIFTS) AND COMPACT TO A FINISHED DEPTH OF 6" WITH VIBRATORY ROLLERS.
- (B) FULL DEPTH ASPHALT REPAIR TO 2 AREAS APPROXIMATELY 57 SQUARE YARDS.
 1. SAWCUT AND JACKHAMMER AS NEEDED.
 2. EXCAVATE TO A DEPTH OF 8" AND DISPOSE OF DEBRIS.
 3. RE-COMPACT SUB-GRADE.
 4. TAC COAT EDGES TO INSURE ASPHALT BONDING.
 5. LAY IN HOT BITUMINOUS ASPHALT (IN 3
 6. LIFTS) AND COMPACT TO A FINISHED DEPTH OF 8" WITH VIBRATORY ROLLERS.
- (C) ASPHALT ROTOMILL AND OVERLAY REPAIR TO 4 AREAS APPROXIMATELY 60 SQUARE YARDS.
 1. ROTOMILL TO A DEPTH OF 2" AND DISPOSE OF DEBRIS.
 2. TAC COAT ENTIRE AREAS TO INSURE ASPHALT BONDING.
 3. LAY IN HOT BITUMINOUS ASPHALT AND COMPACT TO A FINISHED DEPTH OF 2" WITH VIBRATORY ROLLERS.

TO BENCHMILL ALONG ALL SAWCUT REPAIR AREAS, ADD \$10.00 PER LINEAR FOOT. X _____

NOTE: DOES NOT INCLUDE ANY REPAIRS BY CONSTRUCTION AREAS.

NOTES:

1. BLACK GOLD DOES NOT GUARANTEE DRAINAGE WITH LESS THAN 1.5% FALL.
2. MEASUREMENT TAKEN ON COMPLETION AND UNIT PRICES APPLIED.
3. HAUL, PLACE AND COMPACT ROAD BASE, IF NEEDED ADD \$42.00 PER TON TO CONTRACT TOTAL.
4. BLACK GOLD WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO UNMARKED SPRINKLER OR ELECTRIC LINES DURING EXCAVATION.
5. ADDITIONAL CHARGES WILL INCUR IF SOFT OR FROZEN GROUND MUST BE REMOVED.
6. BLACK GOLD IS NOT RESPONSIBLE FOR REFLECTIVE CRACKING THROUGH OVERLAY.
7. TO PERFORM WORK ON A SATURDAY, ADD AN ADDITIONAL 10% TO CONTRACT TOTAL.
8. **THIS PROPOSAL IS BASED ON CURRENT PETROLEUM-BASED MATERIAL COSTS AND PROPOSAL PRICE WILL INCREASE/DECREASE DEPENDING ON MATERIAL COSTS AT TIME OF INSTALLATION.**

CUSTOMER RESPONSIBLE FOR ADEQUATE WATER SUPPLY!
NOTE TO OWNER/MANAGER: ALL AUTOMOBILES MUST BE REMOVED FROM THE PREMISES PRIOR TO COMMENCEMENT OF THE WORK OR TOW TRUCK CHARGES WILL INCUR!
NOTE TO OWNER/MANAGER: ALL SPRINKLERS MUST BE SHUT OFF 24 HOURS BEFORE AND DURING THE WORK PROCESS!

TO ACCEPT PROPOSAL, PLEASE SIGN AND RETURN (WORK WILL NOT BE SCHEDULED UNTIL SIGNED PAPERWORK IS RETURNED.)

All material is guaranteed to be as specified and the above work to be performed in a substantial workmanlike manner and completed as outlined above for the sum of

FIFTEEN THOUSAND FIVE HUNDRED SEVENTY FOUR DOLLARS

\$15,574.00

Work will be invoiced monthly and upon completion. The total amount invoiced is due on completion. A finance charge of 2% per month on the unpaid balance will be charged on any balance not paid within 24 days from invoice date.

The conditions on the reverse side hereof are a part of this Proposal and shall be binding upon the parties hereto. This agreement is expressly contingent upon strikes, accidents, or delays beyond the control of Black Gold. General Contractor and/or Property Owner shall be required to carry fire, tornado, and other necessary insurance on above work and premises.

Note: This Proposal may be withdrawn by us if not accepted within 30 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Signatures transmitted by facsimile or portable document format (".PDF") shall be deemed originals for all purposes. Payment will be made as outlined above.

Submitted by: **Black Gold Construction**

Accepted by: _____

By:

Company: _____

Carl Jeltema-Estimator
Email: carl@blackgoldconstruction.net
Cell: 303-981-5833

P.O. # _____ Date: _____

RETURN ORIGINAL SIGNED PROPOSAL • RETAIN COPY FOR YOUR FILE

Black Gold Construction

12365 N. Dumont Way
Littleton, CO 80125
Phone: 303.791.8300
Fax: 303.791.6616



Proposal

No: **52652**

Date: 2/12/13



"Paving the Way Since 1977"

CJ	PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
	ATTN: BILL BRISTOL DANCING WILLOWS METOR DISTRICT 11952 W. LONG CIR LITTLETON, CO 80127 PHONE: 303-771-1940 EMAIL: WABRISTOL@COMCAST.NET	DANCING WILLOWS METOR DISTRICT 11952 W. LONG CIR LITTLETON, CO 80127

We hereby propose to furnish all the materials and perform all labor necessary for the completion of the following:

(A) SEALCOAT APPROXIMATELY 29,223 SQUARE YARDS.

1. PROPERLY CLEAN AREAS TO BE SEALCOATED.
2. APPLY POLYMER MODIFIED MASTERSEAL BLEND WITH 2 POUNDS BLACK SILICA SAND PER GALLON. ADDITIVES: 2% SEALER VM, (IMPROVES SEALER FLEXABILITY. ENHANCES RESISTANCE TO OILS, FUELS AND GREASE. ADDS HIGHER PITCH OF BLACK TO SEALER). 2% TOP TUFF, (IMPROVES SURFACE TUFFNESS. REDUCES POWER STEERING MARKS. ANCHORS IN SAND FOR EXTENDED WEAR. PROMOTES GREATER ADHESION TO PAVEMENT SURFACES.)

TO STRIPE PARKING LOTS, ADD \$250.00 TO CONTRACT TOTAL. X _____

DOES NOT INCLUDE CRACK SEALING.

NOTES:

1. MANUFACTURER RECOMMENDS A 24 HOUR CURE TIME FOR SEALCOAT BEFORE OPENING TO TRAFFIC.
2. THIS PROPOSAL IS BASED ON CURRENT PETROLEUM-BASED MATERIAL COSTS AND PROPOSAL PRICE WILL INCREASE/DECREASE DEPENDING ON MATERIAL COSTS AT TIME OF INSTALLATION.

CUSTOMER RESPONSIBLE FOR ADEQUATE WATER SUPPLY!
NOTE TO OWNER/MANAGER: ALL AUTOMOBILES MUST BE REMOVED FROM THE PREMISES PRIOR TO COMMENCEMENT OF THE WORK OR TOW TRUCK CHARGES WILL INCUR!
NOTE TO OWNER/MANAGER: ALL SPRINKLERS MUST BE SHUT OFF 24 HOURS BEFORE AND DURING THE WORK PROCESS!

**TO ACCEPT PROPOSAL, PLEASE SIGN AND RETURN
(WORK WILL NOT BE SCHEDULED UNTIL SIGNED PAPERWORK IS RETURNED.)**

All material is guaranteed to be as specified and the above work to be performed in a substantial workmanlike manner and completed as outlined above for the sum of

*****TWENTY FIVE THOUSAND NINE HUNDRED FIFTY SIX DOLLARS*** \$25,956.00**

Work will be invoiced monthly and upon completion. The total amount invoiced is due on completion. A finance charge of 2% per month on the unpaid balance will be charged on any balance not paid within 24 days from invoice date.

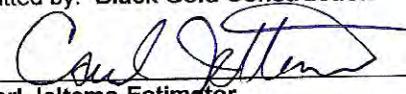
The conditions on the reverse side hereof are a part of this Proposal and shall be binding upon the parties hereto. This agreement is expressly contingent upon strikes, accidents, or delays beyond the control of Black Gold. General Contractor and/or Property Owner shall be required to carry fire, tornado, and other necessary insurance on above work and premises.

Note: This Proposal may be withdrawn by us if not accepted within 30 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Signatures transmitted by facsimile or portable document format (".PDF") shall be deemed originals for all purposes. Payment will be made as outlined above.

Submitted by: **Black Gold Construction**

Accepted by: _____

By: 
 Carl Jeltner-Estimator
 Email: carl@blackgoldconstruction.net
 Cell: 303-981-5833

Company: _____

P.O. # _____ Date: _____

RETURN ORIGINAL SIGNED PROPOSAL • RETAIN COPY FOR YOUR FILE

CONTRACT CONDITIONS

1. **Work Conditions.** Unless otherwise stated herein, the price of the proposed work is based upon the following conditions:
 - a. That the work will be performed in a single, continuous operation and will require only one mobilization. More than one equipment mobilization will be considered changes in the work.
 - b. That Black Gold will be provided adequate access to the work site.
 - c. That Black Gold will be provided with a work site free of debris, obstructions and free of interference by others.
 - d. That sub-grade and base work performed by others shall have been performed in accordance with the applicable plans and specifications to (+/- .10) prior to Black Gold arrival and shall have been done in a workmanlike manner using workmanlike standards.
 - e. That if Black Gold must cross concrete drain or curb pans to access paving area owner or purchaser will be responsible for damage during access.

Variances from the above conditions shall be considered changes to the work.
2. **Exclusions.** Unless otherwise provided in the description of the work to be performed, the price of the proposed work does not include the cost of engineering services, moisture content in soil, construction staking, saw cutting, the cost of testing of compaction and materials, raising or lowering of utilities, the cost of bond premiums, permits or prevailing wage. If requested, some or all of the foregoing items will be furnished for an additional charge.
3. **Inspection.** Inspection shall be the responsibility of the General Contractor/Property Owner/Purchaser during the progress of the work. In the absence of inspection, Black Gold shall use its best judgment to interpret the plans and specifications and Black Gold's best judgment shall be conclusive of its obligations thereunder. If Property Owner/Purchaser desires compaction and/or material testing Black Gold requires a certified testing company be present during the paving process or intended results cannot be guaranteed.
4. **Sub-grade Soil Conditions.** Black Gold assumes no responsibility or liability for the sub-grade conditions beneath the proposed asphalt. The Purchaser may wish to engage an independent licensed soils engineer to conduct testing and/or a study of the sub-grade soil beneath the proposed asphalt or to make recommendations concerning the pavement design. Black Gold will, upon request, modify this proposal and the price to include such recommendations will be considered changes to work.
5. **Warranty.** Black Gold warrants the work performed by it (unless excluded by any other Proposal or contract terms or conditions) pursuant to this or any Proposal will be free of defects in materials and workmanship for **A PERIOD OF ONE YEAR FROM THE SUBSTANTIAL COMPLETION OF THE WORK (not including minor "touch-ups" or clean-up)**, unless specifically agreed otherwise in writing, and such defects must be discovered and reported to Black Gold in writing within this one year time period in order to be covered. Such timing and writing requirements will be strictly construed. THIS LIMITED WARRANTY IS IN LIEU OF ANY OTHER GUARANTIES OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. No warranty is given in the event that the slope allowed or provided for under the specifications provided by the Purchaser is less than 2% (2 feet vertical per 100 feet horizontal). This warranty shall not apply to subsoil failure, water damage, settlement or cracking of any pavement due to expansive soils, or improperly compacted trenches, or sub-grades prepared by others. This warranty shall not apply to construction damage to the bottom lift caused by others, and the repair of such damage shall be the responsibility of the owner and/or Purchaser and shall be considered changes to the work. Black Gold shall not be liable for damage to underground utilities, sprinklers, wiring, manholes or valves which are not exposed to view and which are unmarked. Paving specifications were provided to the owner and/or Purchaser and Purchaser assumes all responsibility for determining whether the specifications and drainage issues meet applicable government or other requirements; Purchaser agrees to indemnify and hold Black Gold harmless from and against any and all damages, claims, costs or expenses of any kind whatsoever arising from or relating to any claims which may be made in the event such specifications do not meet applicable requirements.
6. **Vegetation.** If a soil sterilizer and/or vegetation growth inhibitor is applied in an effort to prevent weed growth, it is understood that no guarantee is expressed or implied that its use will have the intended effect or a satisfactory effect. The Purchaser agrees to indemnify and hold Black Gold harmless from and against any and all damages, claims, costs or expenses of any kind whatsoever arising from or relating to the use of such soil sterilizer and/or vegetation growth inhibitor.
7. **Added or Changed Work.** Additional charges will be made for added or changed work performed at the request of the Purchaser, which request, at the option of Black Gold, shall be in writing. Additional charges incident to said changes shall be agreed upon between the parties and shall be added to the contract price. An extension of the completion time because of said changes shall be granted when appropriate. Purchaser agrees to pay Black Gold an amount equal to 12% of the contract price as liquidated damages for lost profits in addition to the cost of any labor and/or materials used on the jobsite in the event that Purchaser fails to proceed with the work contemplated by this agreement.
8. **Escrow.** Black Gold shall have the right to cease work immediately and to demand either a payment bond or the escrow of funds sufficient to pay Black Gold for the contracted work if Black Gold reasonably believes that the financial responsibility of the Purchaser is impaired. Black Gold may terminate this agreement without liability if said demand is not met within five days.
9. **Authorization.** The Purchaser represents that it is the owner of the premises on which the proposed work is to be done or that it is the authorized representative of the owner and that the owner's permission and authority is hereby granted to Black Gold to perform such work on the premises. When Black Gold performs work pursuant to this proposal, or where this proposal is made part of another contract, the terms of this proposal shall control in the event of any conflict in the contract provisions.
10. **Collection Costs.** In the event any sums are not paid to Black Gold when due, the Purchaser shall be responsible for all of the costs of collection, including but not limited to court costs, foreclosure certificates and reasonable attorney's fees incurred by Black Gold. In the event there is litigation or arbitration of any other dispute that arises under or relates to this proposal, the prevailing party shall be entitled to an award of reasonable attorney fees and costs in addition to any other sums that the prevailing party may be awarded.



CERTIFICATE OF LIABILITY INSURANCE

BLACK-7 OP ID: TMP

DATE (MM/DD/YYYY)
08/17/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CRS Insurance Brokerage Commercial Risk Solutions DBA 6600 E. Hampden Ave. Denver, CO 80224 Richard W. Salmon, CIC	303-996-7801	CONTACT NAME:	
	303-757-7719	PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A:	Westfield Insurance
		INSURER B:	Pinnacol Assurance
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	NO COVERAGE APPLIES

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CWP5315120	06/22/12	06/22/13	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			CWP5315120	06/22/12	06/22/13	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CWP5315120	08/10/12	06/22/13	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	4141300	05/01/12	05/01/13	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Lease/Rented Equip Special / ACV			CWP5315120	06/22/12	06/22/13	Limit: 100,000 Ded: 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
All policy terms, conditions and exclusions apply.

CERTIFICATE HOLDER <div style="text-align: center;">FORINFO</div> <p style="text-align: center;">For Information Only</p>	CANCELLATION <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE <i>Richard W Salmon</i></p>
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Dancing Willows Metropolitan District

Storm Sewers and Under Drains

Dancing Willows Metropolitan District (“DWMD”) has maintenance responsibility for storm sewers and under drains. I couldn’t find much to document this responsibility except for some notes on drawings. Don Walker discussed the responsibility with Jefferson County Transportation & Engineering to see if the county would accept responsibility – it wouldn’t. Urban Drainage and Flood Control District sounds like an entity that might have something to do with storm sewers. In a telephone conversation with Darin Bradshaw, a UDFCD employee, he claimed that the district uses only surface drainages not underground storm sewers.

Storm Sewers

There are a number of storm sewers in Dancing Willows. Most originate from openings in the street gutters or from openings at the end of the streets behind houses and terminate after a few yards in Coon Creek, the water feature which traverses Dancing Willows from west to east. There are two 42” sewer pipes that allow Coon Creek to pass under Gould Loop at the west and east ends sides of the Loop. According to Darin Bradshaw, the only maintenance required is to keep dirt flushed through the sewers from blocking the sewer pipe exits into Coon Creek. Jake Walrath, Remington superintendent, said he sends a couple of guys with shovels around the pond to clear obstructions from time to time. On a nice January afternoon I walked around the pond and checked the sewer outlets. I found no problems, but did not attempt to identify all sewer discharges.

There is a potential problem with the 1,220 ft long sewer line that runs from the south end of Vivian St east behind seven townhome buildings then under the lawn area between S Urban Ct and S Union Way and then north to a discharge into the west end of the pond. This sewer is intended to catch drainage from the higher elevation properties just north of Bowles Avenue. Again maintenance consists of clearing sediment that blocks water flow at the end of the sewer pipe.

The problem is the 2.3 acre Community Church east parking lot, without a flood control pond, just south and above Dancing Willows. This saucer shaped lot was designed to collect runoff and direct it north in a concentrated stream into what was then simply the Coon Creek drainage. After Dancing Willows was built all the runoff from a thunderstorm flows over the embankment and retaining wall to a point within a few feet of the townhomes at the south end of Vivian St. If the single sewer opening in the lawn behind those homes doesn’t handle the runoff, there will be some wet basements. The opening appears to be large enough, but the grate openings are far enough apart to perhaps be a hazard for curious children playing nearby. John Conn from Jefferson County Transportation and Engineering, the folks responsible for drainage and sewers, came by to look at the situation. John Conn suggested that the grate should not be modified and the chicken wire removed from another nearby grate. If hazard mitigation is desired, fencing that does not obstruct runoff could be installed between the townhomes and the sewer opening. We also visited the Church parking lot where John Conn observed that the lack of runoff control appeared to violate County policy. While sewer maintenance is a DWMD responsibility, I am not convinced mitigating a potential hazard to children as well as the ongoing maintenance required to prevent obstructing runoff is a District problem. Controlling runoff from the parking lot is important and should be a Church responsibility. So far the Church has not responded with adequate mitigation. A few sandbags were placed along the crest of the hill, but are now in disrepair. The DWMD Board should consider actively addressing the flood control problem, perhaps with some financial support from the Townhome HOA. It appears this problem has been addressed in the past, but with little success.

Under Drains

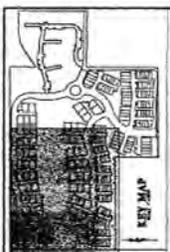
The under drain system starts with 6” perforated plastic pipe installed around the outside of all patio home and townhome foundations. The “Overall Utility Plan” does not show under drains around the condominium buildings. Under drains are connected to 6” interceptor pipes that carry any effluent to a nearby storm sewer or the Coon Creek drainage. Like storm sewers, maintenance is limited to keeping under drain discharges in the Coon Creek drainage free of obstructions.

Sump Pump and Downspout Discharges

These discharges are sometimes collected by concrete gutters, small landscape drains or directed to sewers by ground contours. While important for drainage, these facilities are not part of the under drain or storm sewer systems. Maintenance of these surface water collectors is the responsibility of the Homeowners Associations.

2013 Maintenance Budget Proposal

\$1,000 should be sufficient to inspect and clear storm sewer discharge openings in the Coon Creek drainage. If the Board decides to address the problem of runoff from the Church parking lot, \$4,000 would cover ten hours of legal expense as a start. A board/homeowner committee will probably be required to get the project underway at an acceptable cost.

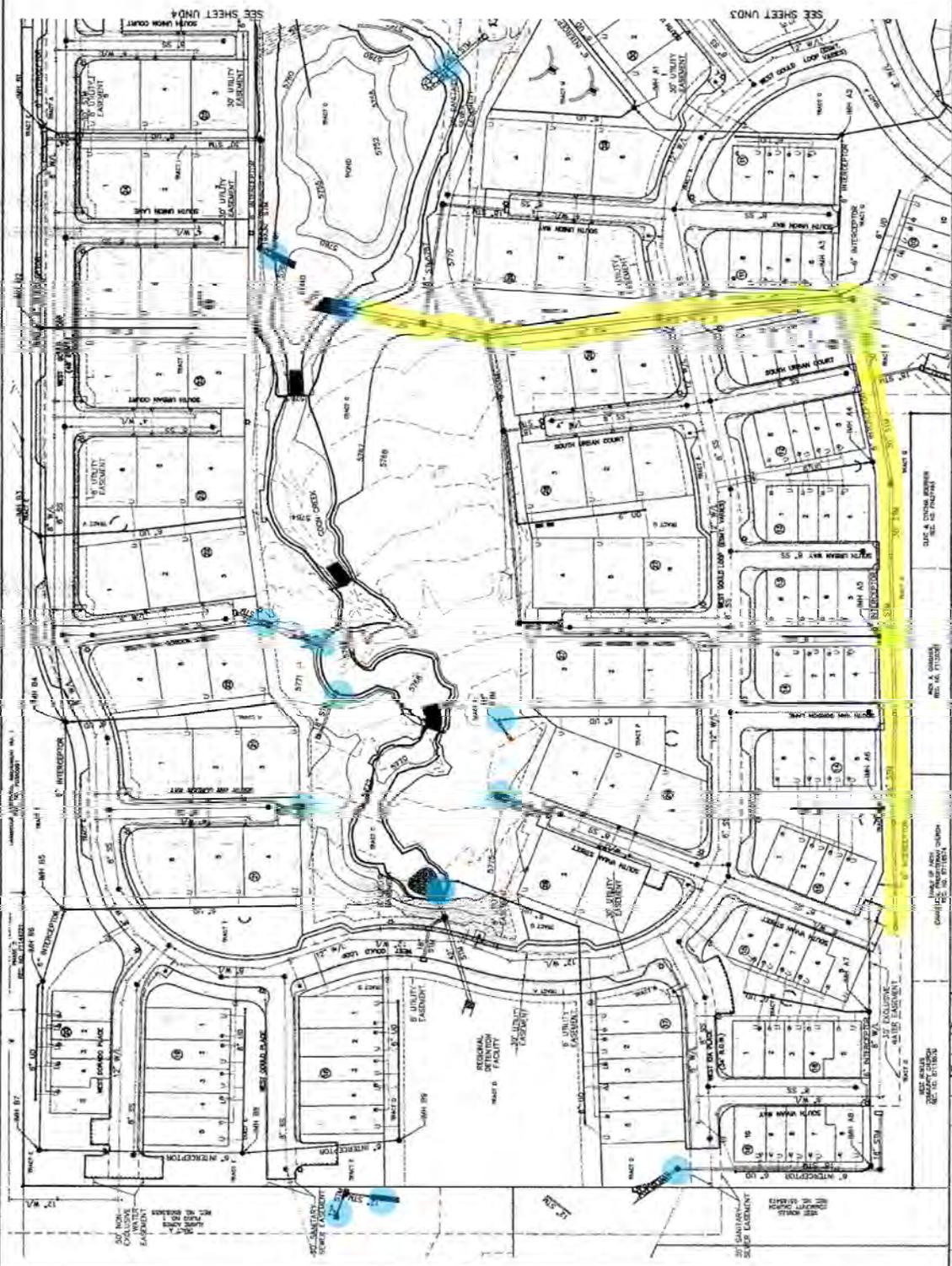


NOTES:
 1. ALL STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.
 2. ALL STREETS HAVE A RIGHT-OF-WAY WIDTH OF 30' UNLESS OTHERWISE NOTED.



BENCHMARK
 THE CORNER OF THE INTERSECTION OF
 CONVERSE ROAD AND S. BOWLES AVE. ON
 THE WEST SIDE OF STATE HIGHWAY C-474.
 DATUM: NAVD 83
 ELEVATION: 5911.05 (306' 00" 1/2")

Project No. 8700281
 Date 8/15/03
 Sheet UND2



DANCING WILLOWS

OVERALL UTILITY PLAN

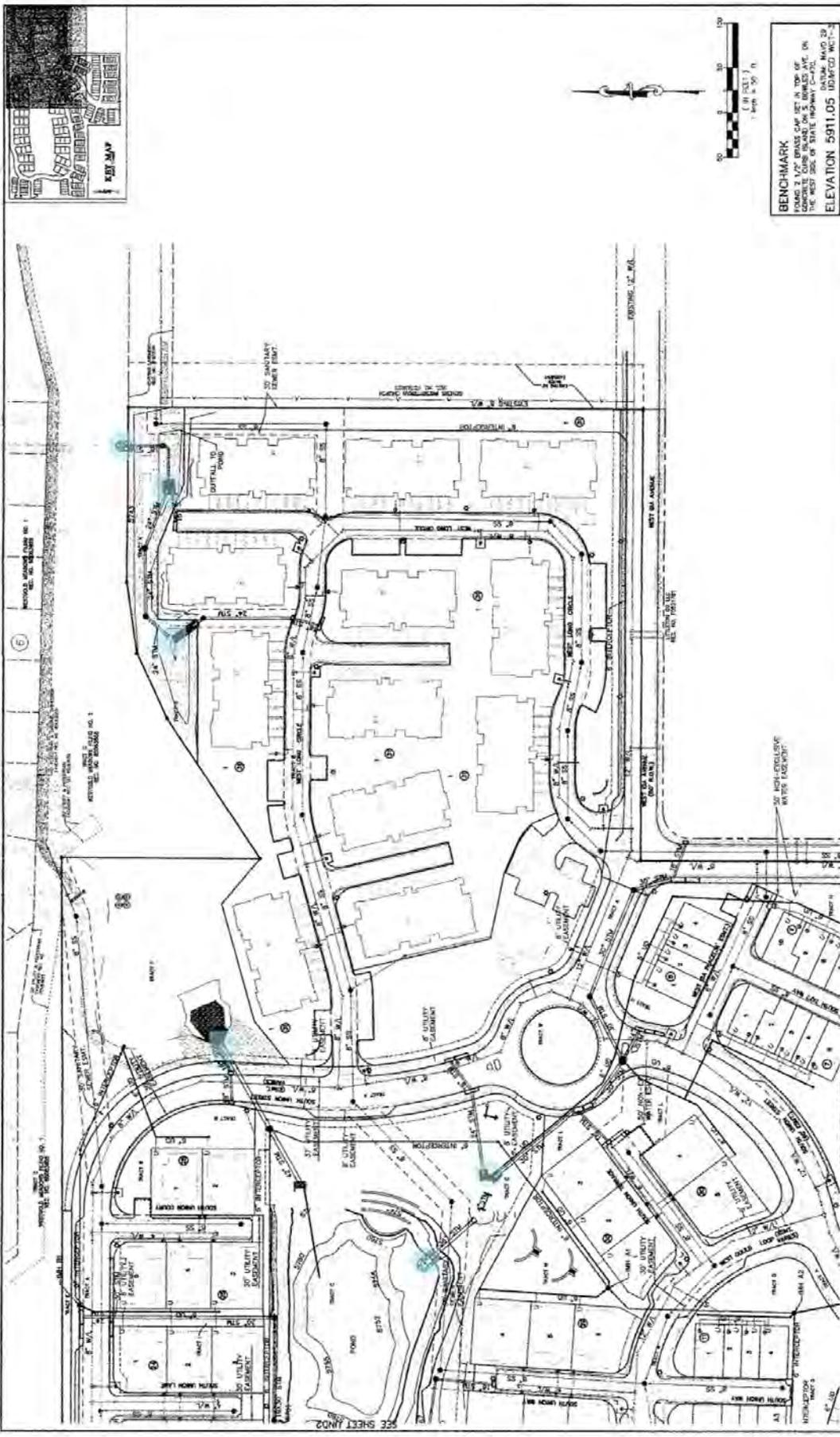
DEVELOPER
 REMINGTON
 DEVELOPMENT CORP.
 3000 N. 100th St.
 Springdale, AR 72762
 TEL: (501) 421-3369
 FAX: (501) 421-3364



Shear Consulting Inc.
 2135 South Mainway St. Ste. 210
 Denver, CO 80202
 TEL: 303.758.8100
 FAX: 303.758.8100
 CONTACT: MARK A. ANDERSON P.E.



No.	Description	Date	By	Scale	Notes
1	DESIGNED BY	08/15/03	PAR		
2	CAD OPERATOR	08/15/03	OP		
3	CHECKED BY	08/15/03	CO		
4	DATE PLOTTED	08/15/03			



BENCHMARK
 NORTH PLUMMER BRIDGE, 1/4 MI. W. OF
 CORNER OF WEST 84th AVE. & S. BRADLEY AVE. ON
 THE WEST SIDE OF STATE HIGHWAY C-170.
 ELEVATION 5911.05 (DSDP-10-1-2)

Project No. 87002901
 Date 8/15/03
 Sheet UNDA

DANCING WILLOWS
OVERALL UTILITY PLAN

DEVELOPER
 ANIMACION
 DEVELOPMENT CORP.
 10000 W. 10th Ave., Suite 100
 Aurora, CO 80012
 Tel: (303) 435-2609
 Fax: (303) 421-3004



Stantec Consulting Inc.
 10000 W. 10th Ave., Suite 100
 Aurora, CO 80012
 Tel: 303.758.4000
 Fax: 303.758.4000
 CONTACT: PAUL C. ANDERSON P.E.



Designed By: PAR
 Checked By: PAR
 Scale: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	DESIGNED BY: PAR	8/15/03
2	CHECKED BY: PAR	8/15/03
3	DESIGNED BY: PAR	8/15/03
4	CHECKED BY: PAR	8/15/03
5	DESIGNED BY: PAR	8/15/03
6	CHECKED BY: PAR	8/15/03
7	DESIGNED BY: PAR	8/15/03
8	CHECKED BY: PAR	8/15/03
9	DESIGNED BY: PAR	8/15/03
10	CHECKED BY: PAR	8/15/03

SEE SHEET UN03

Dancing Willows Metropolitan District
Sidewalk Repair and Maintenance

Sidewalks, parking areas and street gutters in Dancing Willows were inspected for cracks and vertical displacement between panels. Some judgment was applied so that hairline cracks were usually ignored, especially in parking areas. I also just missed some damaged panels. There is some potential savings to be realized by saw cutting panels to reduce the size of the repair. \$15,369 is the estimated annual repair cost in the 20-Year Plan. This analysis indicates it would cost \$40,875 to repair all the damaged concrete identified in this report. Estimated repair costs are listed in the summary to the right. Maps and cost details constitute the remainder of this report.

Map	Description	Cost
Map-01	SE Gould Loop	4,492
Map-02	SE Dancing Willows, W Ida Dr	6,926
Map-03	S Central Gould Loop	1,890
Map-04	SW Gould Loop	5,978
Map-05	NW Gould Loop	3,822
Map-06	N Central Gould Loop	3,176
Map-07	not used	-
Map-08	Condos, W Gould Loop	14,591
		40,875

Unit costs of \$6.50/ft² for 4" sidewalk and \$8.00 for 6" thick material were provided by Titan Concrete, a regular Dancing Willows provider. Augie Guettlein, a Titan owner, reviewed the costs per liner foot derived from the flatwork costs. Titan would use Dancing Willows as filler work during the construction season. Unit costs shown in the Cost Table include demolition, haul away, fill as required, concrete installation and finish.

Code	Unit	Description	Cost
SW4	SF	4" thick sidewalk	6.50
SW6	SF	6" thick parking	8.00
36SC24G	LF	36" Sidewalk Curb 24" gutter	47.00
48SC0G	LF	48" Sidewalk Curb	39.00
48SC24G	LF	48" Sidewalk Curb 24" gutter	55.00
48SC30G	LF	48" Sidewalk Curb 30" gutter	59.00
48SC36G	LF	48" Sidewalk Curb 36" gutter	63.00
C12G	LF	Curb 12" gutter	15.00
C24G	LF	Curb 24" gutter	23.00
C36G	LF	Curb 36" gutter	31.00
C42G	LF	Curb 42" gutter	35.00
C0G	LF	Curb no gutter	7.00

Rocky Mountain Paving estimated unit costs at \$8.00 for 4" flatwork and \$12.00 for 8" flatwork. Concrete repairs done by this vendor cost between \$20 and \$30/ft² earlier this summer.

Damaged sidewalks and gutters detract from a well maintained appearance. Except for tripping hazards they pose little safety concern. Damaged concrete will get worse over time, but the cost to repair will not increase significantly as the size of cracks increase. \$15,369 is the 20-Year Plan estimate for annual concrete repair costs. Considering the low level of past repair activity \$40,875 shouldn't be surprising

2013 Maintenance Budget Proposal

A budget of \$15,000 would allow repair of significant safety problems. If the 20 Year Plan estimate is correct, the inventory of damaged concrete shouldn't increase. About \$10,000 of the total relates to damaged parking areas and if left to a later date would allow repair of about half the sidewalk damage.

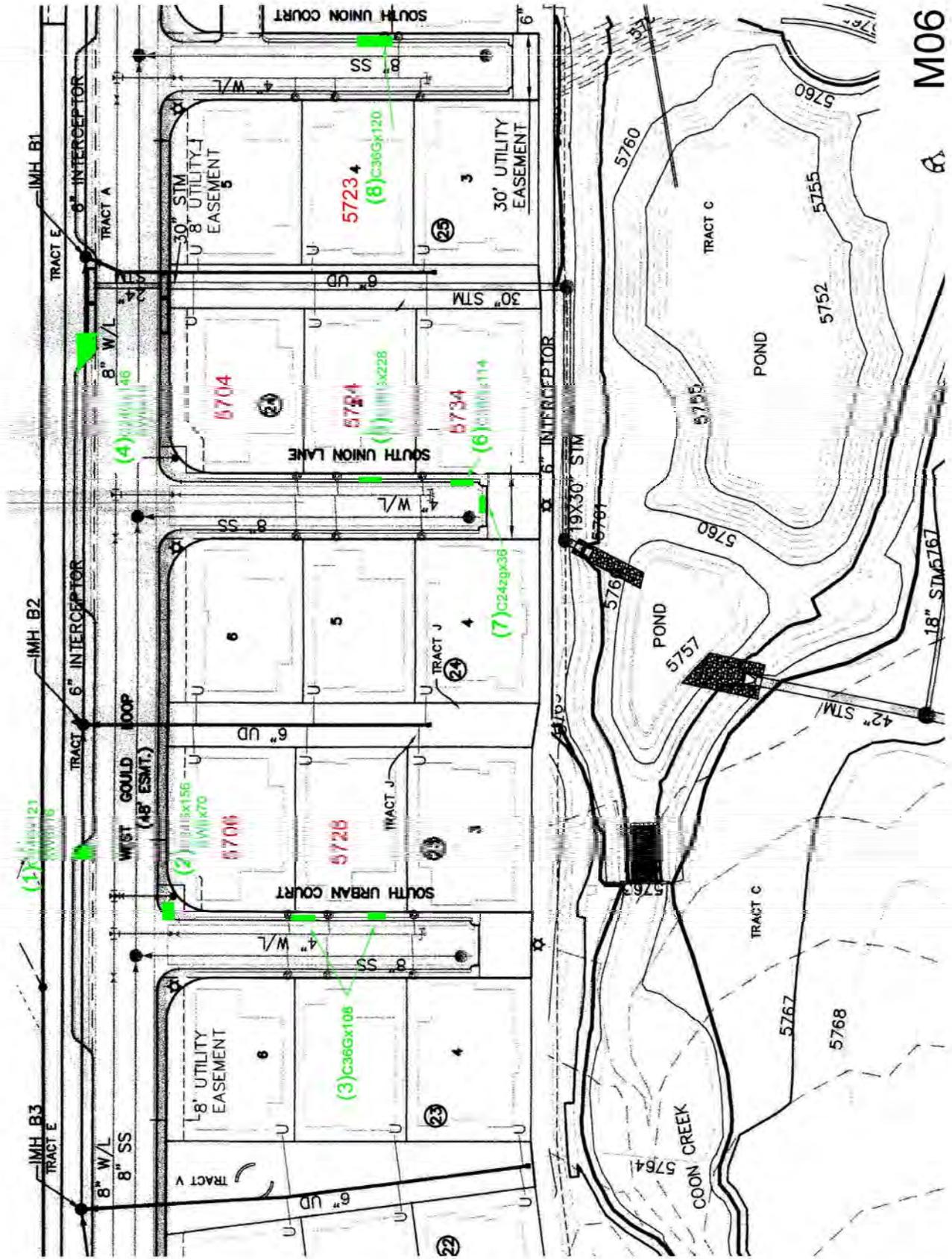


Dancing Willows Metropolitan District						
MAP 03						
Sidewalk Only						
Description	Shape	Sidewalk Width in	Sidewalk Length	Square Feet		
					\$/ft ²	
				-	6.50	0
Sidewalk Curb Gutter Parking	Code	Lineal Inches	LF/SF	Unit Cost	Adjust	Extension
(1) 5797 S Urban Ct	48SC24G	48	4.00	55.00		220
(2) 5780 S Van Gordon Ct	C36G	244	21.00	31.00		651
(3) 5791 S Van Gordon Ct	48SC0G	48	4.00	39.00	(64.00)	92
5791 S Van Gordon Ct	SW6		64.00	8.00		512
(4) 5838 S Urban Wy	C12G	75	7.00	15.00		105
(5) 5838 S Urban Wy	C36G	120	10.00	31.00		310
			-			
			-			
			-			
			-			
Subtotal						1,890
Grand Total						1,890
Notes:						





M04



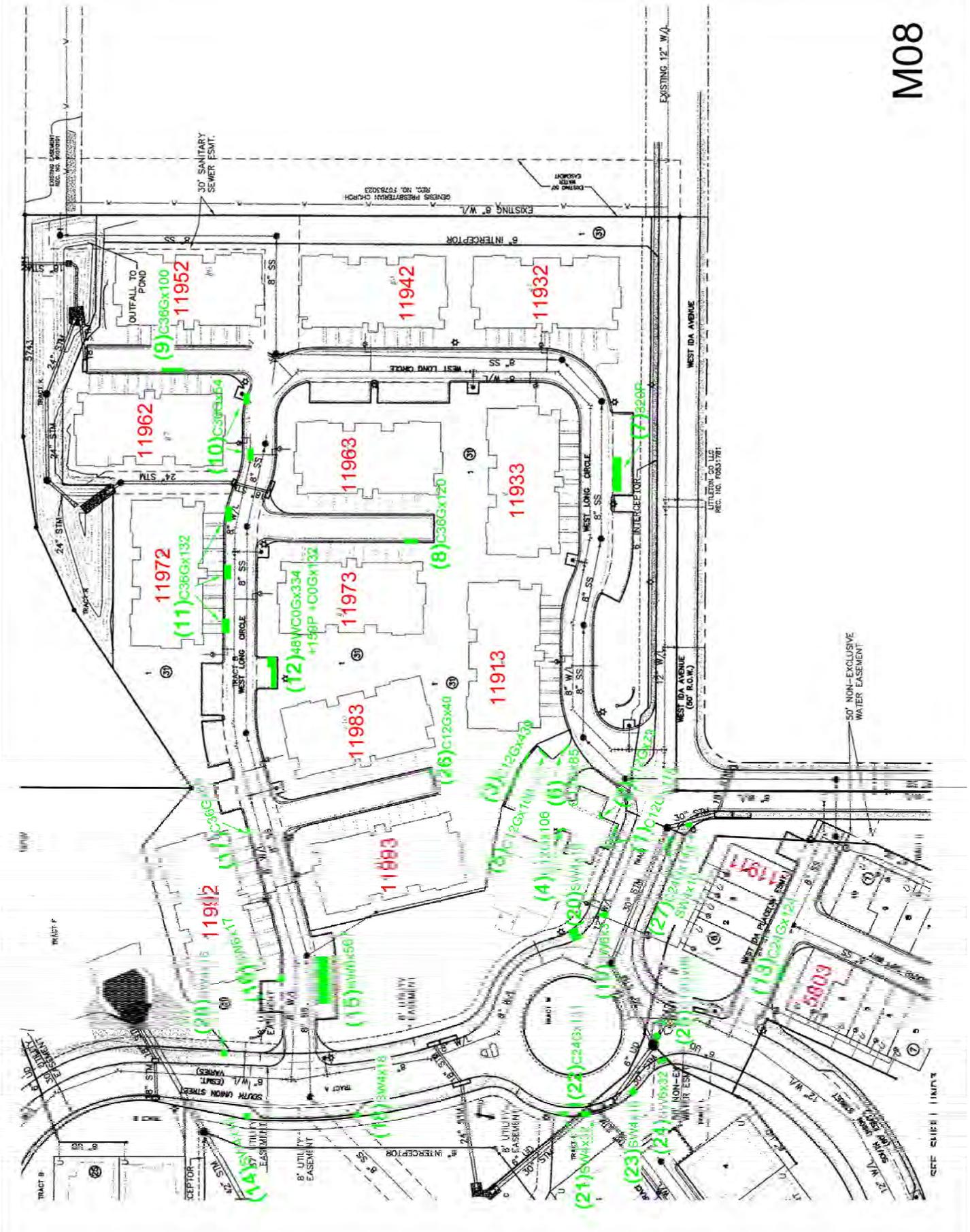
M06

**Dancing Willows Metropolitan District
MAP 08**

Sidewalk Curb Gutter Parking	Code	Lineal Inches	LF/SF	Unit Cost	Adjust	Extension
(1) Clubhouse parking	C12G	315	27	15.00		405
(2) Clubhouse parking	C12G	73	7	15.00		105
(3) Clubhouse parking	C12G	439	37	15.00		555
(4) Clubhouse parking	C12G	106	9	15.00		135
(5) Clubhouse parking	C12G	100	9	15.00		135
(6) Clubhouse parking	C12G	85	8	15.00		120
(7) 11933 W Long Cir Parking	SW6		320	8.00		2,560
(8) 11973 W Long Cir	C36G	120	10	31.00		310
(9) 11962 W Long Cir	C36G	100	9	31.00		279
(10) 11962 W Long Cir (2 sections)	C36G	54	5	31.00		155
(11) 11972 W Long Cir (3 sections)	C36G	168	14	31.00		434
(12) 11983 W Long Cir	48SC0G	334	28	39.00		1,092
Parking	SW6		159	8.00		1,274
Curb	C0G	132	11	7.00		77
(13) 5803 S Taft Wy	C24G	124	11	23.00		253
(14) 11992 W Long Cir	SW4		16	6.50		104
(15) 11993 W Long Cir (pool parking)	SW6		567	8.00		4,536
(16) 11992 W Long Cir	SW6		17	8.00		136
(17) 11992 W Long Cir	C36G	85	8	31.00		248
(18) Gould x N Long Cir	SW4		16	6.50		104
(19) W Ida Ave x Circle	SW6		3	8.00		24
(20) Circle 90°	SW4		16	6.50		104
(21) Circle 270° (2 sections)	SW4		32	6.50		208
(22) Circle 270°	C24G	131	11	23.00		253
(23) Circle 310°	SW4		16	6.50		104
(24) Circle 340° (crosswalk)	SW6		32	8.00		256
(25) Circle 355° (broken curb)	C12G	96	8	15.00		120
(26) 11993 W Long Cir	C12G	40	4	15.00		60
(27) 11911 W Ida Pl	C24G	143	12	23.00		276
	SW4		10	6.50		65
(28) 11992 W Long Cir (Gould Lp)	SW4		16	6.50		104
			-			
			-			
Total						14,591

Notes:

(15) Swimming pool parking 7 broken panels





**INSURANCE REPORT
TO
DANCING WILLOWS METROLITAN DISTRICT BOARD OF DIRECTORS**

Presented by Patricia Keller
March 4, 2013

The Colorado Special Districts Property and Liability Pool, wherein the District's coverages are placed provides very broad coverage, usually much broader than that available in the traditional market place. However, after a review of the coverages and the rating sheets, there are several recommendations we would make:

PROPERTY COVERAGE

Currently there is no coverage for Personal Property (furniture and fixtures) within the clubhouse. We had the Insurance Pool quote a \$50,000 limit which may be too high, depending on what improvements, if any, are made to the Personal Property in the clubhouse.

Recommendation: The Board should consider adding some limit of Personal Property to the policy. **\$50,000 of coverage will cost \$133.36/year** (that works out to a rate of about \$.247 per \$100 of coverage. The Board may decide less is needed (Replacement Cost should be the valuation considered), which of course will cost proportionately less.

Currently the Metro District is being charged premium on 126 street lights at a total Replacement cost of \$131,964 which works out to a little over \$1,000 per street light and the premium is less than \$1 per light. Bill counts just 66 lights in the development

Recommendation: Correct the # of lights which **should reduce the premium for that exposure from \$114/yr to \$59/yr. (Savings of 55)**

Currently there is no protection for Equipment Breakdown on the Clubhouse or the Pool. The obvious exposures are A/C breakdown or pool pump breakdown. Wear and tear is not covered.

Recommendation: Consider purchasing Equipment Breakdown depending on how you view the risk and the possible financial loss. **The Broker for the pool has provided a Quote of:**

\$426.52 Annual with Personal Property coverage
\$408.36 Annual w/o Personal Property coverage

Other; The Pool/Deck/Pump house are covered for a Replacement Cost of \$206,360. This value was given to the Insurance Pool by SDMC as a combined number. If a breakout could be obtained, the Board may decide not to insure the pool which has



limited exposure to loss (Tornado? Lightning?) and thus enjoy some premium savings.

CRIME COVERAGE

The current limit per occurrence is \$5,000 with a \$250 Deductible. Crime coverage is a "First Party" coverage which primarily protects the Metro District against Employee Dishonesty losses caused by its employees (i.e., its Directors).

Recommendation: Board should consider what the maximum dollar amount might be caused by any one Director or Directors in collusion with one another. If it is not comfortable with the \$5,000 limit, **we have obtained quotes for higher limits.**

\$25,000 limit per occurrence will cost \$255/yr in lieu of \$109.20 now charged
\$50,000 limit per occurrence will cost \$351.12/yr in lieu of \$109.20 now charged

The District's more serious exposure likely lies with SPMC. The District's Crime policy will not protect it against financial loss suffered because of dishonest acts by an employee or employees of SDMC.

Recommendation: If not already done, require SDMC to provide proof to the District that their Crime coverage includes Employee Dishonesty against Third Parties of at least \$500,000. Bill has requested a Certificate evidencing this coverage, but it may not arrive in time for this meeting. No cost to the District.

GENERAL LIABILITY

The premium for General Liability jumped from \$470 in 2012 to \$1,370 in 2013. We have been informed by the broker that the reason is that the two rating bases increased rather dramatically;

	2012 Policy	2013 Policy
Total Operating Expense	\$15,592	\$165,868
Services Contracted Out	\$ 4,642	\$111,650

The good news is that based on the old numbers, the District may have paid lower premiums for several years. However, since the Insurance Pool was given these latest numbers by SDMC, an effort should be made to understand their make-up and potentially reduce the Operating Expense and Cost of Contracted Services to keep the premium in rein.

WAIVER of SUBROGATION

Pat will present a letter written on behalf of the Board of the Patio Homes requesting of Waiver of Subrogation for the HOA's use of the clubhouse. This waiver would prevent the District's insurance company from recovering from the HOA or its insurance carrier for Damage to or Destruction of the clubhouse for which the HOA or its members are responsible.

Recommendation: The Board should grant Waivers to all three Associations. When the Board has agreed in theory to do this, each of the HOA's can be approached re splitting the legal cost of obtaining these waivers.



Colorado Special Districts Property and Liability Pool

**Deferred Program
INVOICE**

Date: 12-Dec-12

Entity: Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker: Stacey Neff
T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Invoice #:	Entity ID:	Effective Date:	Expiration Date:	Invoice Date:
26C60027-542	60027	01-Jan-13	01-Jan-14	12-Dec-12

Coverage:	Contribution:
General Liability and Pollution Extension	\$1,370.70
Public Officials Liability	\$1,018.00
Auto Liability	\$0.00
Non-Owned / Hired Auto Liability	\$132.00
Auto Physical Damage	\$0.00
Hired Auto Physical Damage	\$65.00
Excess Liability	\$0.00
Property	\$2,169.94
Earthquake	\$0.00
Flood	\$0.00
Equipment Breakdown / Boiler and Machinery	\$0.00
Comprehensive Crime and ID Recovery Extensio	\$109.29
Above Ground Storage Tanks	\$0.00
Reinstatement Fee	\$0.00
Total Contribution <i>(Direct Discount Applied)</i>	\$4,864.93

A 8% Multi Program Discount for participation in the Pool's Workers' Compensation Program has been applied.

A 3.00% Continuity Credit has been applied based on your district's years of participation and loss history. Not applicable to minimum contributions.

Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. Please send a copy of this Invoice with Remittance. NOTE: Terms of the Intergovernmental Agreement require timely payment to prevent automatic cancellation of coverage. Only the Colorado Special Districts Property and Liability Pool Board of Directors can extend cancellation provision.

Please Remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
POB 1539
Portland, OR 97207-1539
Phone:1-800-318-8870 / Fax: 503-943-6622



Colorado Special Districts Property and Liability Pool

**Deferred Program
Remittance**

Date: 12-Dec-12

Entity: Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker: Stacey Neff
T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Invoice #:	Entity ID:	Effective Date:	Expiration Date:	Invoice Date:
26C60027-542	60027	01-Jan-13	01-Jan-14	12-Dec-12

Coverage:	Contribution:
General Liability and Pollution Extension	\$1,370.70
Public Officials Liability	\$1,018.00
Auto Liability	\$0.00
Non-Owned / Hired Auto Liability	\$132.00
Auto Physical Damage	\$0.00
Hired Auto Physical Damage	\$65.00
Excess Liability	\$0.00
Property	\$2,169.94
Earthquake	\$0.00
Flood	\$0.00
Equipment Breakdown / Boiler and Machinery	\$0.00
Comprehensive Crime and ID Recovery Extensio	\$109.29
Above Ground Storage Tanks	\$0.00
Reinstatement Fee	\$0.00
Total Contribution	\$4,864.93
<i>(Direct Discount Applied)</i>	

A 8% Multi-Program Discount for Participation in the Pool's Workers' Compensation Program has been applied.

A 3.00% Continuity Credit has been applied based on your district's years of participation and loss history. Not applicable to minimum contributions.

Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. Please send a copy of this Invoice with Remittance. NOTE: Terms of the Intergovernmental Agreement require timely payment to prevent automatic cancellation of coverage. Only Colorado Special Districts Property and Liability Pool Board of Directors can extend cancellation provision.

Please Remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
POB 1539
Portland, OR 97207-1539
Phone:1-800-318-8870 / Fax: 503-943-6622



Deferral Program

Colorado Special Districts Property and Liability Pool Public Entity Liability Certificate Holder Declaration

Master Coverage Document Number: PEL 01 01 13

Certificate Number: 26C60027-542

Coverage Period: 1/1/2013 to 1/1/2014

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Coverage is provided only those coverages indicated below for which a contribution is shown.

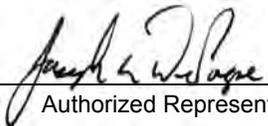
Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	\$1,000,000	None	None	\$1,370.70
General Liability	Included	None	None	Included
Medical Payments - Premises	\$10,000	\$10,000	None	Included
Employee Benefits Admin. Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$1,018.00
Employment Practices Liability	Included	None	* See Below	Included
Pre Loss Legal Assistance	\$2,000	\$4,000	None	Included
No-Fault Water & Sewer Backup	\$10,000	\$30,000	\$500	Included
Cyber Liability	\$200,000	**\$1,000,000	None	Included
Fiduciary Liability	\$200,000	**\$1,000,000	None	Included
Excess Liability	No Coverage	No Coverage	N/A	No Coverage
Auto Liability	No Coverage	No Coverage	N/A	No Coverage
Medical Payments - Auto	No Coverage	No Coverage	N/A	No Coverage
Non-Owned/Hired Auto Liability	Included	None	None	\$132.00
Uninsured Motorist	No Coverage	No Coverage	N/A	No Coverage
Auto Physical Damage	No Coverage	No Coverage	N/A	No Coverage
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65.00
Auto Physical Damage - Employee Deductible Reimbursement	\$2,500	N/A	None	Included
Total Contribution:				\$2,585.70

* Employment Practices Liability Deductible: 50% of loss subject to a maximum deductible of \$100,000 each occurrence.

**Cyber Liability and Fiduciary Liability each have a \$1,000,000 All Member Annual Aggregate Limit.

Additional endorsements that may be applicable to Member:

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: 
Authorized Representative

Wednesday, December 12, 2012

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Pollution Liability Certificate Holder Declaration

Master Policy Number PPL G24888770 003

Certificate Number: 26C60027-542

Coverage Period: 1/1/2013 to 1/1/2014

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Coverage: **Clean-up Costs - New Pollution Event**
All covered claims for Bodily Injury, Property Damage, or Remediation Costs arising out of a pollution condition and first made and reported during this policy period including above ground tanks as scheduled.

Coverage Trigger: This provides coverage on a discovery and/or claims-made and reported basis. A new "pollution event" must be first "discovered" and/or a "claim" must be made against a "member" during the "coverage period" and such "discovery" or "claim" must be reported to ACE in writing during the "coverage period" or during an applicable extended reporting period.

Form: **Claims-Made Coverage Form**

Limits: \$1,000,000 Per Pollution Condition - Per Occurrence Per Member
\$5,000,000 Annual Aggregate All Pollution Conditions - All Members Combined

Deductible: \$1,000 Each Pollution Event

Retroactive Date: January 1, 2010

Defense Costs: Defense and Settlement Reduce the Limits of Liability

Major Exclusions: Asbestos; Lead; Contractual Liability; Divested Property; Fungi; Known Conditions; Lead Based Paint; Landfills or Recycling Facilities; Fines and Penalties; Silica; War; and Underground Storage Tanks.

Refer to the Coverage Documents for a complete list of all exclusions

Insurance Carrier: Illinois Union Insurance Company (ACE)

Contribution: Basic Pollution automatically included when a member participates in the Pool's Liability Program.
Underground Storage Tanks are excluded; however can be insured with a completed application, underwriting approval and payment.

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms, which are made a part of the Illinois Union Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage, terms, conditions, and exclusions.

Countersigned by:  _____
Authorized Representative

Wednesday, December 12, 2012

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Property Certificate Holder Declaration

Master Coverage Document Number: CSDPL ARP 01 01 13

Certificate Number: 26C60027-542

Coverage Period: 1/1/2013 to 1/1/2014

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Amount of Coverage Per Occurrence:

- \$1,124,471 Reported Buildings, Business Personal Property, and EDP per Schedule.
- \$250,000 Business Income including Extra Expense/Rental Income unless a higher limit is specified on Schedule.
- \$0 Portable Equipment, Mobile Equipment, and other Inland Marine Scheduled items.
- \$0 Excess of \$2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.
- \$0 Excess of \$2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule. Flood Zone A and Flood Zone V are subject to \$25,000,000 per occurrence and all member annual aggregate limit.

Locations Covered: Per Schedules on file. Property in Course of Construction must be shown on Schedule to be covered.

Report of Values: Annual Statement of Values must be submitted and additions/deletions are to be reported as they occur.

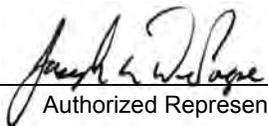
Perils Covered: Risk of Direct Physical Loss subject to the terms, conditions and exclusions in the Master Property Coverage Document.

Deductibles: \$1000.00 Per Occurrence, except where noted on Member's Schedules
Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss subject to a \$5,000 minimum and \$50,000 maximum.
Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss subject to a \$5,000 minimum and \$50,000 maximum.

Contribution: \$2,169.94

Additional Endorsements Amending Coverage: N/A

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Property Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: 
Authorized Representative

Wednesday, December 12, 20

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Comprehensive Crime Certificate Holder Declaration

Master Coverage Policy Number: CCP0037259

Certificate Number: 26C60027-542

Coverage Period: 1/1/2013 Until Cancelled

Billing Period: 1/1/2013 to 1/1/2014

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Covered ERISA Plan:

Coverage, Limits of Insurance and Deductibles

Limits:

Public Employee Dishonesty Coverage:

\$5,000

- Limit is Per Loss
- Faithful Performance of Duty
- Officers, Directors, and Trustees
- Welfare and Pension Plan ERISA Compliance if Covered Plan is shown on application
- Volunteer Workers as Employees

Forgery or Alteration Coverage:

\$5,000

Theft, Disappearance, and Destruction Coverage:

Inside Premises

\$5,000

Outside Premises

\$5,000

Computer and Funds Transfer Fraud Coverage:

Limits are equal to Employee Dishonesty Coverage or \$25,000 whichever is less

Debit, Credit or Charge Card Forgery Coverage:

Limits are equal to Employee Dishonesty Coverage or \$25,000 whichever is less

Money Orders and Counterfeit Paper Currency Coverage:

\$5,000

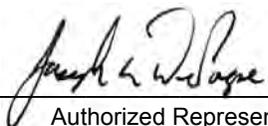
Crime Deductible: \$100.00

Contribution: \$109.29

Policy Forms:

- CR 00260506 Government Crime Policy
- CR 25070300 Include Specified Directors or Trustees on Committee as Employees
- CR 25080300 Include Specified Non-Compensated Officers as Employees
- CR 25090300 Include Volunteer Workers as Employees
- CR 25190506 Add Faithful Performance of Duty
- CR 25120300 Include Treasurers or Tax Collectors as Employees
- CR 02151104 Colorado Changes
- U-CR-129-A Named Insured
- CR 25200300 Debit, Credit or Charge Card Forgery

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Comprehensive Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: 
Authorized Representative

Wednesday, December 12, 2012



Deferral Program

Colorado Special Districts Property and Liability Pool Identity Recovery Certificate Holder Declaration

Master Coverage Policy Number 2013 CP IDR Form 2008-034-05

Certificate Number: 26C60027-542

Coverage Period: 1/1/2013 Until Cancelled

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Member: All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage: Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: Legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the members fraudulent, dishonest or criminal act.

Limits:	\$25,000	Annual Aggregate Limit Per Member
	Case Management Service Expenses	Does not reduce the limit available
	Legal Costs	Reduces the limit available

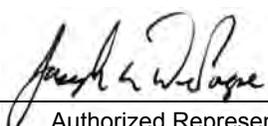
Sub Limits:	\$5,000 Total	Lost Wages and Child/Elder Care
	\$1,000 Total	Mental Health Counseling
	\$1,000 Total	Miscellaneous Expenses

Coverage Trigger: Coverage is provided on a discovery basis with a 60 day reporting requirement

Claims: For Recovery Assistance and Counseling please call 1-800-945-4617

Insurance Carrier: The Hartford Steam Boiler Inspection and Insurance Company

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by: 
Authorized Representative

Wednesday, December 12, 2012

Fill-in the amount for any item that applies to your district. Mark items that do not apply with a zero.

*** Total Operating Expenses = Operating Expenses - Debt Service - Capital Expenditures**

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$0.00

Agent: T. Charles Wilson Insurance Service

Code	Description	Unit	Amount	Effective	Expiration
				Date	Date
60001P	Skate Board Parks	Each		1/1/2013	1/1/2014
60002P	Diving Boards	Each		1/1/2013	1/1/2014
60003P	Water Slides	Each		1/1/2013	1/1/2014
60004	Maximum Bond Issued	Dollars		1/1/2013	1/1/2014
60005	Number of Bond Issues	Each		1/1/2013	1/1/2014
60015F	Administrative Staff	Each		1/1/2013	1/1/2014
60020	Day Care Operations - Total Payroll	Dollars	0	1/1/2013	1/1/2014
60030F	Emt Personnel	Each		1/1/2013	1/1/2014
60031	Volunteers - Not Emt-Total Number of	Each		1/1/2013	1/1/2014
60032F	Paid Fire Fighters - (Not Emt)	Each		1/1/2013	1/1/2014
60033F	Junior Fire Fighters	Each		1/1/2013	1/1/2014
60034F	Boats F Type	Each		1/1/2013	1/1/2014
60037	Pipe Line (Under Storm)	Miles	0	1/1/2013	1/1/2014
60039S	Pipe Line (Sewer / Storm Drainage)	Miles		1/1/2013	1/1/2014
60039W	Pipe Line	Miles		1/1/2013	1/1/2014
60060	Teachers	Each		1/1/2013	1/1/2014
60070P	Golf Courses	Each		1/1/2013	1/1/2014
60080	Go Cart Tracks	Each	0	1/1/2013	1/1/2014
60098	Inactive Subdistricts Designated as Additional Named Members	Each	0	1/1/2013	1/1/2014
60105	Total Operating Expenses -- Any other	Dollars	165,868	1/1/2013	1/1/2014
60130	Total Operating Expense - Park & Recreation	Dollars		1/1/2013	1/1/2014
60131	Total Operating Expense - Cemetery	Dollars		1/1/2013	1/1/2014
60132	Total Operating Expense - Soil & Water Conse	Dollars		1/1/2013	1/1/2014
60133	Total Operating Expense - Vector	Dollars		1/1/2013	1/1/2014
60134	Total Operating Expense - Hospital / Health	Dollars		1/1/2013	1/1/2014
60135	Total Operating Expense - Drainage	Dollars		1/1/2013	1/1/2014
60136	Total Operating Expense - Library	Dollars		1/1/2013	1/1/2014
60137	Total Operating Expense - Water Control	Dollars		1/1/2013	1/1/2014
60138	Total Operating Expense - Fire / Ambulance	Dollars		1/1/2013	1/1/2014
60139	Total Operating Expense - Water	Dollars		1/1/2013	1/1/2014
60140	Total Operating Expense - Irrigation	Dollars		1/1/2013	1/1/2014
60141	Total Operating Expense - Sanitation	Dollars		1/1/2013	1/1/2014
60142	Total Operating Expense - Transit	Dollars		1/1/2013	1/1/2014
60143	Total Operating Expense - Improvement	Dollars		1/1/2013	1/1/2014
60151	Total Op. Expense - Sanitation MW Discounted	Dollars	0	1/1/2013	1/1/2014
60215	Buildings & Premises - Occupied By District	Sqf		1/1/2013	1/1/2014
60250	Home Owner Association Functions	Units		1/1/2013	1/1/2014
60270	Aboveground Storage Tanks (excluding water tanks)	Each	0	1/1/2013	1/1/2014
60331	Firefighters Full-Time Paid	Each		1/1/2013	1/1/2014
60332	Firefighters Part-Time Paid	Each		1/1/2013	1/1/2014

General Liability Schedule

Policy Year 1/1/2013 to 1/1/2014

26C60027-542

60333	Firefighters Volunteer	Each		1/1/2013	1/1/2014
60348	Board Members - Number of	Each	5	1/1/2013	1/1/2014
60350	Employees - Permanent Full-Time	Each		1/1/2013	1/1/2014
60351	Employees - Permanent Part-Time	Each	0	1/1/2013	1/1/2014
60366	Total Payroll	Dollars	3,600	1/1/2013	1/1/2014
60411W	Water Delivered Annually - Millon Of Gallons	Gallons		1/1/2013	1/1/2014
60414P	Playground/parks (Area)	Acres		1/1/2013	1/1/2014
60415P	Grandstands/Stadiums	Each		1/1/2013	1/1/2014
60420	Vacant Land	Acres		1/1/2013	1/1/2014
60450	Miles of Road Maintained	Miles	0	1/1/2013	1/1/2014
60521S	Sewage Disposal Plant Operation Payroll	Dollars		1/1/2013	1/1/2014
60522W	Lakes & Reservoirs	Each		1/1/2013	1/1/2014
60550F	Fire Department Area Served	Sq Miles		1/1/2013	1/1/2014
60671P	Number Of Parks	Each		1/1/2013	1/1/2014
60710	Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0	1/1/2013	1/1/2014
60712	Dams - Class 1 - Low Hazard - Number of Dams	Count	0	1/1/2013	1/1/2014
60720	Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0	1/1/2013	1/1/2014
60722	Dams - Class 2 - Med Hazard - Number of Dams	Count	0	1/1/2013	1/1/2014
60730	Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0	1/1/2013	1/1/2014
60732	Dams - Class 3 - High Hazard - Number of Dams	Count	0	1/1/2013	1/1/2014
60811W	Spillways - Water Districts	Each		1/1/2013	1/1/2014
60900	Services Contracted Out	Dollars	111,650	1/1/2013	1/1/2014
60924P	Swimming Pools (Receipts) - Park & Rec	Receipts		1/1/2013	1/1/2014
60925	Swimming Pools (how Many?)	Each	1	1/1/2013	1/1/2014
60946S	Sewage Taps	Each		1/1/2013	1/1/2014
60946W	Water Mains or Connections	Each		1/1/2013	1/1/2014
60947S	Sanitation Line Maintenance (Verifiable)	Dollars		1/1/2013	1/1/2014
60947W	Water Line Maintenance (Verifiable)	Dollars		1/1/2013	1/1/2014
60966	Landfills	Each		1/1/2013	1/1/2014
60995	Railroad Contractual Extension	Per Cont		1/1/2013	1/1/2014
60997	Events/Fundraisers - No Alcohol Served	Each		1/1/2013	1/1/2014
60998	Events/Fundraisers - Alcohol Served	Dollars		1/1/2013	1/1/2014
60999	Prior Acts-under Prior Policies	Premium		1/1/2013	1/1/2014

If your district has other exposures not common to all similar districts and not listed on the General Liability Schedule, such as: (airplanes, staff security people, bridges, day care centers, or boats) please list below. Certain activities may require a separate insurance policy.

Description	Unit	Amount	Expiration	Effective
			Date	Date

Colorado Special Districts Property and Liability Pool

Property Schedule Policy Year: 1/1/2013 to 1/1/2014

26C60027-542

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$1,000.00

Deferred Program

Agent: T. Charles Wilson Insurance Service

Location/Premise Address / Description			Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Location/Premise#:		Unique #: 60027P11346							
Backflow Prevention Assembly		Year Built: 0	Noncombustible	2	Replacement	Property: \$900.00	\$1	\$0	\$0
5894 S Union St		Sq. Feet:	Term:	1/1/2013 to 1/1/2014		Contents:			
		# Stories:	County:		Ded: \$1,000.00	EDP:			
						Business Inc: \$0.00			

Location/Premise#:		Unique #: 60027P11345							
Backflow Prevention Assembly		Year Built: 0	Noncombustible	2	Replacement	Property: \$850.00	\$1	\$0	\$0
5777 S Union St		Sq. Feet:	Term:	1/1/2013 to 1/1/2014		Contents:			
		# Stories:	County:		Ded: \$1,000.00	EDP:			
						Business Inc: \$0.00			

Location/Premise#:	001-01	Unique #: 60027P8478							
Clubhouse		Year Built:	Frame	3	Replacement	Property: \$685,935.84	\$1,699	\$0	\$0
11893 West Longs Circle		Sq. Feet:	Term:	1/1/2013 to 1/1/2014		Contents:			
Littleton CO 80127		# Stories:	County: Jefferson		Ded: \$1,000.00	EDP:			
						Business Inc:			

Location/Premise#:	001-02	Unique #: 60027P11163							
Pool/Deck/Pump House		Year Built: 0	Fire Resistive	3	Replacement	Property: \$205,360.00	\$177	\$0	\$0
11893 West Longs Circle		Sq. Feet:	Term:	1/1/2013 to 1/1/2014		Contents:			
Littleton CO 80127		# Stories:	County: Jefferson		Ded: \$1,000.00	EDP:			
						Business Inc: \$0.00			

Colorado Special Districts Property and Liability Pool

Property Schedule Policy Year: 1/1/2013 to 1/1/2014

26C60027-542

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$1,000.00

Deferred Program

Agent: T. Charles Wilson Insurance Service

Location/Premise Address / Description		Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Location/Premise#: 002-01	Unique #: 60027P8479				Property: \$80,025.85	\$129	\$0	\$0
Entry Monuments along Bowles Ave	Year Built:	Noncombustible	3	Replacement	Contents:			
Bowles Avenue	Sq. Feet:	Term:	1/1/2013 to 1/1/2014		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc:			

Location/Premise#: 003-01	Unique #: 60027P8480				Property: \$19,434.85	\$48	\$0	\$0
Wood Fences	Year Built:	Frame	3	Replacement	Contents:			
Bowles Avenue	Sq. Feet:	Term:	1/1/2013 to 1/1/2014		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc:			

Location/Premise#: 004-01	Unique #: 60027P10373				Property: \$131,964.34	\$114	\$0	\$0
126 Street Lights	Year Built:	Fire Resistive	3	Replacement	Contents:			
Various Locations in District	Sq. Feet:	Term:	1/1/2013 to 1/1/2014		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc: \$0.00			

Colorado Special Districts Property and Liability Pool

Property Schedule Policy Year: 1/1/2013 to 1/1/2014

26C60027-542

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$1,000.00

Deferred Program

Agent: T. Charles Wilson Insurance Service

Location/Premise Address / Description		Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.	
Location/Premise#:		Unique #:			Property:				
		Year Built:			Contents:				
		Sq. Feet:	Term:		EDP:				
		# Stories:	County:	Ded:	Business Inc:				
Location/Premise#:		Unique #:			Property:				
		Year Built:			Contents:				
		Sq. Feet:	Term:		EDP:				
		# Stories:	County:	Ded:	Business Inc:				
Totals:					Property:	\$1,124,470.87	\$2,170	\$0	\$0
					Contents:				
					EDP:				
					Business Inc:	\$0.00			

Total Insured Value*: \$1,124,470.87

Minimum Property Contribution: \$335.00

Construction Class Options

Fire Resistive Noncombustible
 Modified Fire Resistive Joisted Masonry
 Masonry Noncombustible Frame

Valuation Options

Actual Cash Value
 Replacement Cost

Protection Class

Fire Protection Class is determined by the level of fire protection in your area. Your local fire department should be able to tell you which Protection Class your property is in.

*only Business Income in excess of \$250,000 per location contributes to the Property TIV



**Annual Comparison of 2013 and 2012 contributions.
Loss Ratios based on participation years from 2005 to 2012**

Dancing Willows Metropolitan District

Year	Contribution
2013	\$4,864.93
2012	\$3,806.59
Difference	\$1,058.34
% Difference	27.80%

General Liability	Contribution	TOE
Yr. 2013	\$1,370.70	\$165,868.00
Yr. 2012	\$555.10	\$15,592.00
Difference	\$815.60	\$150,276.00
% Difference	146.93%	963.80%
Loss Ratio	0.00%	

Equipment Breakdown	Contribution
Yr. 2013	\$0.00
Yr. 2012	\$0.00
Difference	\$0.00
% Difference	
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2013	\$132.00	
Yr. 2012	\$132.00	
Difference	\$0.00	
% Difference	0.00%	
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2013	\$109.29
Yr. 2012	\$108.20
Difference	\$1.09
% Difference	1.01%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2013	\$65.00	
Yr. 2012	\$65.00	
Difference	\$0.00	
% Difference	0.00%	
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2013	\$1,018.00	0
Yr. 2012	\$968.00	0
Difference	\$50.00	0
% Difference	5.17%	
Loss Ratio	0.00%	

Property incl IM & XI	Contribution	TIV
Yr. 2013	\$2,169.94	\$1,124,470.87
Yr. 2012	\$1,978.29	\$1,093,417.29
Difference	\$191.65	\$31,053.58
% Difference	9.69%	2.84%
Loss Ratio	12.97%	

Excess Liability	Contribution
Yr. 2013	\$0.00
Yr. 2012	\$0.00
Difference	\$0.00
% Difference	
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2013	\$0.00
Yr. 2012	\$0.00
Difference	\$0.00
% Difference	
Loss Ratio	0.00%

Flood	Contribution
Yr. 2013	\$0.00
Yr. 2012	\$0.00
Difference	\$0.00
% Difference	
Loss Ratio	0.00%

LINE PREMIUMS
BASED ON DEDUCTIBLE OPTIONS

Dancing Willows Metropolitan District

Based on Policy 26C60027-542 data as of 12/12/2012 3:35:51 PM

<i>Auto Liability</i>	
<i>No Deductible</i>	\$0.00
<i>\$500</i>	\$0.00
<i>\$1000</i>	\$0.00
<i>\$2,500</i>	\$0.00
<i>\$5,000</i>	\$0.00
<i>\$7,500</i>	\$0.00
<i>\$10,000</i>	\$0.00

<i>General Liability</i>	
<i>No Deductible</i>	\$1,370.70
<i>\$500</i>	\$1,028.03
<i>\$1,000</i>	\$959.49
<i>\$2,500</i>	\$890.96
<i>\$5,000</i>	\$822.42
<i>\$7,500</i>	\$795.01
<i>\$10,000</i>	\$753.88

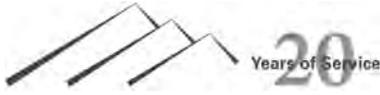
<i>Auto Physical Damage</i>	
Comprehensive and Collision Deductibles	
<i>\$100 Comp / \$250 Coll</i>	\$0.00
<i>Both \$250</i>	\$0.00
<i>Both \$500</i>	\$0.00
<i>Both \$1,000</i>	\$0.00
<i>Both \$2,500</i>	\$0.00
<i>Both \$5,000</i>	\$0.00
<i>Both \$7,500</i>	\$0.00
<i>Both \$10,000</i>	\$0.00

<i>Property</i>	
Property and Inland Marine Deductibles	
<i>Both \$250</i>	\$2,766.87
<i>Both \$500</i>	\$2,370.73
<i>Both \$1,000</i>	\$2,169.94
<i>Both \$2,500</i>	\$1,958.30
<i>Both \$5,000</i>	\$1,769.56
<i>Property \$7,500</i>	\$1,698.77
<i>Property \$10,000</i>	\$1,627.99
<i>Property \$25,000</i>	\$1,486.43
<i>Property \$50,000</i>	\$1,297.67
<i>Property \$100,000</i>	\$1,179.70
<i>(\$5,000 Inland Marine Maximum)</i>	

<i>Public Officials Liability</i>	
EPLI \$100,000 &:	
<i>POL \$1,000</i>	\$1,018.00
<i>POL \$2,500</i>	\$1,018.00
<i>POL \$5,000</i>	\$1,018.00
<i>POL \$7,500</i>	\$1,018.00
<i>POL \$10,000</i>	\$1,018.00
POL \$1,000 &:	
<i>EPLI \$5,000</i>	\$1,270.26
<i>EPLI \$7,500</i>	\$1,111.48
<i>EPLI \$10,000</i>	\$1,018.00
<i>EPLI \$25,000</i>	\$1,018.00
<i>EPLI \$100,000</i>	\$1,018.00

<i>No-Fault Sewer</i>	
<i>\$500</i>	\$92.97
<i>\$1,000</i>	\$65.08
<i>\$2,500</i>	\$60.43
<i>\$5,000</i>	\$46.48
<i>\$7,500</i>	\$41.83

Calculations for higher deductibles or asymmetric deductibles for Auto Liability Comprehensive and Collision or Property and Inland Marine are available on request.



Colorado Special Districts Property and Liability Pool

Deferred Program INVOICE

Date: 09-Dec-11

Entity: Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker: Judi Yacovazzi
T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Invoice #:	Entity ID:	Effective Date:	Expiration Date:	Invoice Date:
25C60027-748	60027	01-Jan-12	01-Jan-13	09-Dec-11

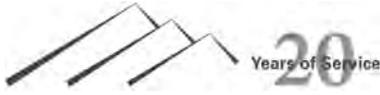
Coverage:	Contribution:
General Liability and Pollution Extension	\$470.00
Public Officials Liability	\$968.00
Auto Liability	\$0.00
Non-owned / Hired Auto Liability	\$132.00
Auto Physical Damage	\$0.00
Hired Auto Physical Damage	\$65.00
Excess Liability	\$0.00
Property	\$1,879.68
Earthquake	\$0.00
Flood	\$0.00
Equipment Breakdown / Boiler and Machinery	\$0.00
Comprehensive Crime and ID Recovery Extension	\$108.20
Pollution, Fiduciary, Data Compromise Increased Limits / Fees	\$0.00
Total Contribution <i>(Direct Discount)</i>	\$3,622.88

A 8% Multi-Program Discount for Participation in the Pool's Workers' Compensation Program has been applied. (Not applicable to minimum contributions)

Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. Please send a copy of this invoice with remittance. NOTE: Terms of the Intergovernmental Agreement require timely payment to prevent automatic cancellation of coverage. Only Colorado Special Districts Property and Liability Pool Board of Directors can extend cancellation provision.

Please Remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
P.O. Box 1539
Portland OR 97207-1539
Phone: 1-888-313-7322 / Fax: 503-943-6622



Colorado Special Districts Property and Liability Pool

Deferred Program Remittance

Date: 09-Dec-11

Entity: Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker: Judi Yacovazzi
T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Invoice #:	Entity ID:	Effective Date:	Expiration Date:	Invoice Date:
25C60027-748	60027	01-Jan-12	01-Jan-13	09-Dec-11

Coverage:	Contribution:
General Liability and Pollution Extension	\$470.00
Public Officials Liability	\$968.00
Auto Liability	\$0.00
Non-owned / Hired Auto Liability	\$132.00
Auto Physical Damage	\$0.00
Hired Auto Physical Damage	\$65.00
Excess Liability	\$0.00
Property	\$1,879.68
Earthquake	\$0.00
Flood	\$0.00
Equipment Breakdown / Boiler and Machinery	\$0.00
Comprehensive Crime and ID Recovery Extension	\$108.20
Pollution, Fiduciary, Data Compromise Increased Limits / Fees	\$0.00
Total Contribution <i>(Direct Discount)</i>	\$3,622.88

A 8% Multi-Program Discount for Participation in the Pool's Workers' Compensation Program has been applied. (Not applicable to minimum contributions)

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Please Remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
P.O. Box 1539
Portland OR 97207-1539
Phone: 1-888-313-7322 / Fax: 503-943-6622



Excess Liability Options By Limit

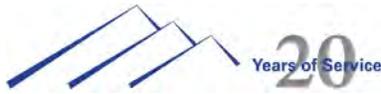
This report demonstrates what it would cost your district to increase coverage from your current level of excess liability to higher coverage level(s). For questions please call Noel, Joyce, or Sandy at 1-888-313-7322.

District: *Dancing Willows Metropolitan District*

Policy#: 25C60027-748

<u>Excess Limit</u>	<u>Annual Excess Premium</u>	<u>Change in Premium</u>
\$1,000,000.00	\$330.00	\$330.00
\$2,000,000.00	\$570.00	\$570.00
\$3,000,000.00	\$810.00	\$810.00
\$4,000,000.00	\$1,020.00	\$1,020.00
\$5,000,000.00	\$1,250.00	\$1,250.00
\$6,000,000.00	\$1,500.00	\$1,500.00
\$7,000,000.00	\$1,750.00	\$1,750.00
\$8,000,000.00	\$2,000.00	\$2,000.00
\$9,000,000.00	\$2,500.00	\$2,500.00

Note: This is not your coverage document and was created solely for informational purposes.



Deferral Program

Colorado Special Districts Property and Liability Pool Public Entity Liability Certificate Holder Declarations

Master Coverage Document Number: PEL 01 01 12

Certificate Number: 25C60027-748

Coverage Period: 1/1/2012 to 1/1/2013

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Coverage is provided for only those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	\$1,000,000	None	None	\$470.00
General Liability	Included	None	None	Included
Medical Payments - Premises	\$10,000	\$10,000	N/A	Included
Employee Benefits Admin. Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$968.00
Employment Practices Liability	Included	None	* See Below	Included
Pre Loss Legal Assistance	\$2,000	\$4,000	None	Included
No-Fault Water & Sewer Backup	\$10,000	\$30,000	\$500	Included
Cyber Liability	\$200,000	**\$1,000,000	None	Included
Fiduciary Liability	\$200,000	**\$1,000,000	None	Included
Excess Liability	No Coverage	No Coverage	N/A	No Coverage
Auto Liability	No Coverage	No Coverage	None	No Coverage
Medical Payments - Auto	No Coverage	No Coverage	N/A	No Coverage
Non-Owned/Hired Auto Liability	Included	None	None	\$132.00
Uninsured Motorist	No Coverage	No Coverage	None	No Coverage
Auto Physical Damage	No Coverage	No Coverage	N/A	No Coverage
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65.00
Auto Physical Damage - Employee Deductible Reimbursement	\$2,500	N/A	N/A	Included
Total Contribution:				\$1,635.00

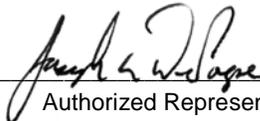
* Employment Practices Liability Deductible: 50% of loss, subject to a maximum deductible of \$100,000 each occurrence

**Cyber Liability and Fiduciary Liability each have a \$1,000,000 All Member Annual Aggregate Limit.

Additional endorsements that may be applicable to Member:

This Certificate Holder Declaration is made and is mutually accepted by the Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: _____


Authorized Representative

Friday, December 09, 2011

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Pollution Liability Certificate Holder Declarations

Master Policy Number: PPL G24888770 003

Certificate Number: 25C60027-748

Coverage Period: 1/1/2012 to 1/1/2013

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Coverage:	Clean-up Costs - New Pollution Event All covered claims for Bodily Injury, Property Damage, or Remediation Costs arising out of a pollution condition and first made and reported during this policy period including above ground tanks as scheduled.	
Coverage Trigger:	This provides coverage on a discovery and/or claims-made and reported basis. A new "pollution event" must be first "discovered" and/or a "claim" must be made against a "member" during the "coverage period" and such "discovery" or "claim" must be reported to ACE in writing during the "coverage period" or during an applicable extended reporting period.	
Form:	Claims-Made Coverage Form	
Limits:	\$1,000,000 \$5,000,000	Per Pollution Condition - Per Occurrence Per Member Annual Aggregate All Pollution Conditions - All Members Combined
Deductible:	\$1,000	Each Pollution Event
Retroactive Date:	January 1, 2010	
Defense Costs:	Defense and Settlement Reduce the Limits of Liability	
Major Exclusions:	Asbestos; Lead; Contractual Liability; Divested Property; Fungi; Known Conditions; Lead Based Paint; Landfills or Recycling Facilities; Fines and Penalties; Silica; War; and Underground Storage Tanks. <i>Refer to the Coverage Documents for a complete list of all exclusions</i>	
Insurance Carrier:	Illinois Union Insurance Company (ACE)	
Contribution:	Basic Pollution automatically included when a member participates in the Pool's Liability Program. Underground Storage Tanks are excluded; however can be insured with a completed application, underwriting approval and payment.	

This Certificate Holder Declaration is made and is mutually accepted by the Pool and the Named Member subject to all terms, which are made a part of the Illinois Union Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage, terms, conditions, and exclusions.

Countersigned by: _____


Authorized Representative

Friday, December 09, 2011

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Property Certificate Holder Declarations

Master Coverage Document Number: CSDPL ARP 01 01 12

Certificate Number: 25C60027-748

Coverage Period: 1/1/2012 to 1/1/2013

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Amount of Coverage: Per Occurrence

- \$893,417 Reported Buildings, Business Personal Property and EDP per Schedule.
 - \$250,000 Business Income including Extra Expense/Rental Income unless a higher limit is specified.
 - \$0 Portable Equipment, Mobile Equipment, and other Inland Marine scheduled items.
 - \$0 Excess of \$2,000,000 Earthquake Limit per occurrence and annual aggregate per Property schedule.
 - \$0 Excess of \$2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule. Flood Zone A and Flood Zone V are subject to \$25,000,000 per occurrence and all member annual aggregate limit.
-

Locations Covered: Per schedules on file. Property in Course of Construction must be shown on schedule to be covered.

Report of Values: Annual statement of values must be submitted and additions/deletions are to be reported as they occur.

Perils Covered: Risk of Direct Physical Loss subject to the terms, conditions and exclusions in the Master Property Coverage Document.

Deductibles: \$1,000 Per occurrence, except where noted on Member's Schedules.

Earthquake - 2% per occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

Flood - 2% per occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

Contribution: \$1,879.68

Additional Endorsements Amending Coverage: N/A

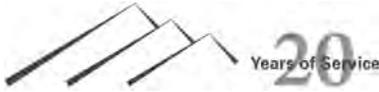
This Certificate Holder Declaration is made and is mutually accepted by the Pool and the Named Member subject to all terms which are made a part of the Property Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: _____


Authorized Representative

Friday, December 09, 2011

Entity ID#: 60027



Deferral Program

Colorado Special Districts Property and Liability Pool Comprehensive Crime Certificate Holder Declarations

Master Coverage Policy Number: CCP0037259

Certificate Number: 25C60027-748

Coverage Period: 1/1/2012 Until Cancelled

Billing Period: 1/1/2012 to 1/1/2013

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Covered ERISA Plan:

Coverage, Limits of Insurance and Deductibles:

Limits:

Public Employee Dishonesty Coverage:

\$5,000

- Limit is Per Loss
- Faithful Performance of Duty
- Officers, Directors and Trustees
- Includes Welfare and Pension Plan ERISA Compliance if Covered Plan is shown on application
- Includes Volunteer Workers as Employees

Forgery or Alteration Coverage:

\$5,000

Theft, Disappearance and Destruction Coverage:

Primary \$5,000 deductible provided by Money and Securities Section of the Pool's Property Coverage Document, otherwise Crime deductible below will apply

Inside Premises	Deductible	\$5,000.00	\$5,000
Outside Premises	Deductible	\$5,000.00	\$5,000

Computer Fraud and Funds Transfer Fraud Coverage:

Limits are equal to Employee Dishonesty Coverage, or \$25,000 or, whichever is less

Money Orders and Counterfeit Paper Currency Coverage:

\$5,000

Crime Deductible: \$100.00

Contribution: \$108.20

Policy Forms:

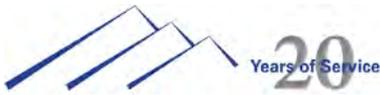
- CR 00260506 Government Crime Policy
- CR 25070300 Includes Specified Directors or Trustees on Committee as Employees
- CR 25080300 Includes Specified Non-Compensated Officers as Employees
- CR 25090300 Includes Volunteer Workers as Employees
- CR 25190506 Faithful Performance of Duty
- CR 25120300 Includes Treasurers or Tax Collectors as Employees
- CR 02151104 Colorado Changes
- U-CR-129-A Named Insured

This Certificate Holder Declaration is made and is mutually accepted by the Pool and the Named Member subject to all terms which are made a part of the Master Comprehensive Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: _____


Authorized Representative

Friday, December 09, 2011



Deferral Program

Colorado Special Districts Property and Liability Pool Identity Recovery Certificate Holder Declarations

Master Coverage Policy Number 2012 CP IDR Form 01 01 12

Certificate Number: 25C60027-748

Coverage Period: 1/1/2012 Until Cancelled

Named Member:

Dancing Willows Metropolitan District
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

Broker of Record:

T. Charles Wilson Insurance Service
2260 S. Xanadu Way, Suite 280
Aurora, CO 80014

Member:	All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.	
Coverage:	Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: Legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling. This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the members fraudulent, dishonest or criminal act.	
Limits:	\$25,000 Case Management Service Expenses Legal Costs	Annual Aggregate Limit Per Member Does not reduce the limit available Reduces the limit available
Sub Limits:	\$5,000 Total \$1,000 Total \$1,000 Total	Lost Wages and Child/Elder Care Mental Health Counseling Miscellaneous Expenses
Coverage Trigger:	Coverage is provided on a discovery basis with a 60 day reporting requirement	
Claims:	For Recovery Assistance and Counseling please call 1-800-945-4617	
Insurance Carrier:	The Hartford Steam Boiler Inspection and Insurance Company	

This Certificate Holder Declaration is made and is mutually accepted by the Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by: _____


Authorized Representative

Friday, December 09, 2011

Entity ID#: 60027

General Liability Schedule

Policy Year: 1/1/2012 to 1/1/2013

25C60027-748

**Fill-in the amount for any item that applies to your district. Mark items that do not apply with a zero.
This information is required for rating purposes.**

*** Total Operating Expenses = Operating Expenses - Debt Service - Capital Expenditures**

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$0.00

Agent: T. Charles Wilson Insurance Service

Code	Description	Unit	Amount	Effective	Expiration
				Date	Date
60001P	Skate Board Parks	Each		1/1/2012	1/1/2013
60002P	Diving Boards	Each		1/1/2012	1/1/2013
60003P	Water Slides	Each		1/1/2012	1/1/2013
60004	Maximum Bond Issued	Dollars		1/1/2012	1/1/2013
60005	Number of Bond Issues	Each		1/1/2012	1/1/2013
60015F	Administrative Staff	Each		1/1/2012	1/1/2013
60030F	Emt Personnel	Each		1/1/2012	1/1/2013
60031	Volunteers - Not Emt-Total Number of	Each		1/1/2012	1/1/2013
60032F	Paid Fire Fighters - (Not Emt)	Each		1/1/2012	1/1/2013
60033F	Junior Fire Fighters	Each		1/1/2012	1/1/2013
60034F	Boats F Type	Each		1/1/2012	1/1/2013
60037	Pipe Line (Under Storm)	Miles	0	1/1/2012	1/1/2013
60039S	Pipe Line (Sewer / Storm Drainage)	Miles		1/1/2012	1/1/2013
60039W	Pipe Line	Miles		1/1/2012	1/1/2013
60060	Teachers	Each		1/1/2012	1/1/2013
60070P	Golf Courses	Each		1/1/2012	1/1/2013
60105	Total Operating Expenses -- Any other	Dollars	15,592	1/1/2012	1/1/2013
60130	Total Operating Expense - Park & Recreation	Dollars		1/1/2012	1/1/2013
60131	Total Operating Expense - Cemetery	Dollars		1/1/2012	1/1/2013
60132	Total Operating Expense - Soil & Water Conse	Dollars		1/1/2012	1/1/2013
60133	Total Operating Expense - Vector	Dollars		1/1/2012	1/1/2013
60134	Total Operating Expense - Hospital / Health	Dollars		1/1/2012	1/1/2013
60135	Total Operating Expense - Drainage	Dollars		1/1/2012	1/1/2013
60136	Total Operating Expense - Library	Dollars		1/1/2012	1/1/2013
60137	Total Operating Expense - Water Control	Dollars		1/1/2012	1/1/2013
60138	Total Operating Expense - Fire / Ambulance	Dollars		1/1/2012	1/1/2013
60139	Total Operating Expense - Water	Dollars		1/1/2012	1/1/2013
60140	Total Operating Expense - Irrigation	Dollars		1/1/2012	1/1/2013
60141	Total Operating Expense - Sanitation	Dollars		1/1/2012	1/1/2013
60142	Total Operating Expense - Transit	Dollars		1/1/2012	1/1/2013
60143	Total Operating Expense - Improvement	Dollars		1/1/2012	1/1/2013
60151	Total Op. Expense - Sanitation MW Discounted	Dollars	0	1/1/2012	1/1/2013
60215	Buildings & Premises - Occupied By District	Sqf		1/1/2012	1/1/2013
60250	Home Owner Association Functions	Units		1/1/2012	1/1/2013
60270	Aboveground Storage Tanks (excluding water ta	Each	0	1/1/2012	1/1/2013
60348	Board Members - Number of	Each	3	1/1/2012	1/1/2013
60350	Employees - Permanent Full-Time	Each		1/1/2012	1/1/2013
60351	Employees - Permanent Part-Time	Each	0	1/1/2012	1/1/2013
60366	Total Payroll	Dollars	3,600	1/1/2012	1/1/2013
60411W	Water Delivered Annually - Millon Of Gallons	Gallons		1/1/2012	1/1/2013

General Liability Schedule

Policy Year: 1/1/2012 to 1/1/2013

25C60027-748

60414P	Playground/parks (Area)	Acres		1/1/2012	1/1/2013
60415P	Grandstands/Stadiums	Each		1/1/2012	1/1/2013
60420	Vacant Land	Acres		1/1/2012	1/1/2013
60450	Miles of Road Maintained	Miles	0	1/1/2012	1/1/2013
60521S	Sewage Disposal Plant Operation Payroll	Dollars		1/1/2012	1/1/2013
60522W	Water District Lakes & Reservoirs	Each		1/1/2012	1/1/2013
60550F	Fire Department Area Served	Sq Miles		1/1/2012	1/1/2013
60671P	Number Of Parks	Each		1/1/2012	1/1/2013
60700	Dams - Acre Feet	Acre Ft.		1/1/2012	1/1/2013
60710	Dams - Class 1 - Low Hazard - Total Acre Feet	Acre Ft.	0	1/1/2012	1/1/2013
60720	Dams - Class 2 - Med Hazard - Total Acre Ft	Acre Ft.	0	1/1/2012	1/1/2013
60730	Dams - Class 3 - High Hazard - Total Acre Ft	Acre Ft.	0	1/1/2012	1/1/2013
60811W	Spillways - Water Districts	Each		1/1/2012	1/1/2013
60900	Services Contracted Out	Dollars	4,642	1/1/2012	1/1/2013
60924P	Swimming Pools (Receipts) - Park & Rec	Receipts		1/1/2012	1/1/2013
60925	Swimming Pools (how Many?)	Each		1/1/2012	1/1/2013
60946S	Sewage Taps	Each		1/1/2012	1/1/2013
60946W	Water Mains or Connections	Each		1/1/2012	1/1/2013
60947S	Sanitation Line Maintenance (Verifiable)	Dollars		1/1/2012	1/1/2013
60947W	Water Line Maintenance (Verifiable)	Dollars		1/1/2012	1/1/2013
60966	Landfills	Each		1/1/2012	1/1/2013
60995	Railroad Contractual Extension	Per Cont		1/1/2012	1/1/2013
60997	Events/Fundraisers - No Alcohol Served	Each		1/1/2012	1/1/2013
60998	Events/Fundraisers - Alcohol Served	Each		1/1/2012	1/1/2013
60999	Prior Acts-under Prior Policies	Premium		1/1/2012	1/1/2013

If your district has other exposures not common to all similar districts and not listed on the General Liability Schedule, such as: (airplanes, staff security people, bridges, day care centers, or boats) please list below. Certain activities may require a separate insurance policy.

Description	Unit	Amount	Expiration	Effective
			Date	Date

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$1,000.00

Deferred Program

Agent: T. Charles Wilson Insurance Service

Location Address / Description		Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
Location #: 001-01	Unique #: 60027P8478				Property: \$668,032.57	\$1,605		\$0
Clubhouse	Year Built:	Frame	3	Replacement	Contents:			
11893 West Longs Circle	Sq. Feet:	Term:	1/1/2012 to 1/1/2013		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc:			

Location #: 002-01	Unique #: 60027P8479				Property: \$77,937.13	\$122		\$0
Entry Monuments along Bowles Ave	Year Built:	Noncombustible	3	Replacement	Contents:			
Bowles Avenue	Sq. Feet:	Term:	1/1/2012 to 1/1/2013		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc:			

Location #: 003-01	Unique #: 60027P8480				Property: \$18,927.59	\$45		\$0
Wood Fences	Year Built:	Frame	3	Replacement	Contents:			
Bowles Avenue	Sq. Feet:	Term:	1/1/2012 to 1/1/2013		EDP:			
Littleton CO 80127	# Stories:	County: Jefferson	Ded:	\$1,000.00	Business Inc:			

Location #: 004-01	Unique #: 60027P10373				Property: \$128,520.00	\$107	\$0	\$0
126 Street Lights	Year Built:	Fire Resistive	3	Replacement	Contents:			
Various Locations in District	Sq. Feet:	Term:	1/1/2012 to 1/1/2013		EDP:			
Littleton CO 80127	# Stories:	County:	Ded:	\$1,000.00	Business Inc: \$0.00			

Dancing Willows Metropolitan District

Per Occurrence Deductible: \$1,000.00

Deferred Program

Agent: T. Charles Wilson Insurance Service

Location Address / Description		Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.	
Location #:	Unique #:				Property:				
	Year Built:				Contents:				
	Sq. Feet:	Term:			EDP:				
	# Stories:	County:	Ded:		Business Inc:				
Location #:	Unique #:				Property:				
	Year Built:				Contents:				
	Sq. Feet:	Term:			EDP:				
	# Stories:	County:	Ded:		Business Inc:				
Totals:					Property:	\$893,417.29	\$1,880	\$0	\$0
					Contents:				
					EDP:				
					Business Inc:	\$0.00			

Total Insured Value*: \$893,417.29

Minimum Property Contribution: \$335.00

Construction Class Options

Fire Resistive Noncombustible
 Modified Fire Resistive Joisted Masonry
 Masonry Noncombustible Frame

Valuation Options

Actual Cash Value
 Replacement Cost

Protection Class

Fire Protection Class is determined by the level of fire protection in your area. Your local fire department should be able to tell you which Protection Class your property is in.

*only Business Income in excess of \$250,000 per location contributes to the Property TIV