

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<http://roammd1-3.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2025
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2027/May 2027
Brian Ripley	Assistant Secretary	2027/May 2027

DATE: April 26, 2024

TIME: 11:00 a.m.

PLACE: To access the meeting remotely, attendance via Zoom use the following information below:

<https://us02web.zoom.us/j/83015456087?pwd=VEFuekdkYk1LQ1F1ZWlHbDhDNBKyRQT09>

Phone Number: (719) 359-4580

Meeting ID: 830 1545 6087

Passcode: 708751

One tap mobile: +17193594580,,83015456087#

I. ADMINISTRATIVE MATTERS

A. Confirmation of Quorum, Call to Order, Approval of Agenda.

B. Present Disclosures of Potential Conflicts of Interest.

C. Review and Approve the Minutes of the February 23, 2024 Regular Meeting and the Minutes of the March 29, 2024 Special Meeting (enclosures).

II. PUBLIC COMMENT

A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

III. LEGAL MATTERS

- A. Review status of residential and commercial inclusions (District No. 1 and District No. 2).
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- B. Review and consider adoption of Resolution Regarding Technology Accessibility Statement and Technical Standards (to be distributed).
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IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosure):

S

Fund	Period Ending Feb. 29, 2024	Period Ending March 31, 2024	Special Payment March 31, 2024
General	\$ 16,672.91	\$ 12,758.95	\$ -0-
Debt	\$ -0-	\$ 4,000.00	\$ -0-
Capital	\$ 66,903.89	\$ 26,694.28	\$ 62,689.70
Total	\$ 83,576.80	\$ 43,452.33	\$ 62,689.70

- B. Review and approve the District Expenditure Verification Report and approve Pay Applications therein (enclosures).
-

V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update.
-

VI. OTHER MATTERS

- A. _____

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 24, 2024.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD FEBRUARY 23, 2024

A Regular Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1,” “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 23rd day of February, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdKyk1LQ1F1ZWlHbDNKytRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Jolene Larson
Robert Cyman
Brian Ripley

Following discussion, upon motion duly made by Director Ripley, seconded by Director Johnson and, upon vote, unanimously carried, the absence of Director Klane was excused.

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq. and Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Krystyn Gay; Allegiant Management, LLC

Bob Fanch; Fraser River Development Co.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board

RECORD OF PROCEEDINGS

COMBINED MEETING

members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

The Boards of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Consent Agenda: The Boards considered the following items on the Consent Agenda:

- Approve the Minutes of the January 26, 2024 Regular Meeting (enclosure).

Following discussion, upon motion duly made by Director Johnson, seconded by Director Cyman, and upon vote, unanimously carried, the Boards approved the above Consent Agenda items/actions.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Cost Certification Report No. 11: Mr. Conroy reviewed the Cost Certification Report No. 11 with the Board of District No. 1.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board of District No. 1 approved the Cost Certification Report No. 11.

Infrastructure Acquisition Report Regarding Fraser River Development Co. Infrastructure Acquisition Agreement Purchase Application No. 1 (District No. 1): Mr. Conroy reviewed with the Board of District No. 1 the Infrastructure Acquisition Report for Purchase Application No. 1 under the Improvement Acquisition Agreement with Fraser River Development Co.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board of District No. 1 approved the Infrastructure Acquisition Report and Purchase Application No. 1 per the Improvement Acquisition Agreement, accepted the public improvements thereunder, and authorized reimbursement to Fraser River Development Co. as set forth in therein.

RECORD OF PROCEEDINGS

Status of Residential and Commercial Inclusions (District No. 1 and District No. 2): The Board continued discussion to the next Board meeting.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Jan. 31, 2024
General	\$ 10,880.44
Debt	\$ 1,300.00
Capital Projects	\$ 7,948.75
Total	\$ 20,129.19

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

District Expenditure Verification Report and Pay Applications: Mr. Conry presented to the District No. 1 Board the District Expenditure Verification Report for February 2024.

Following review, upon motion duly made by Director Johnson, seconded by Director Cyman, and upon vote, unanimously carried, the District No. 1 Board approved the District Expenditure Verification Report and approved the Pay Applications therein.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Roam Filing 3 Cabins Phase 2: Mr. Conry provided an update to the Boards regarding the Roam Filing 3 Cabins Phase 2.

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved the following contract items related to the same:

1. Sage Creek Environmental Contract;
 2. Mountain States Change Order for perimeter fencing; and
 3. Work Order No. 3 from Peter Van Dusen Project Management and Design, LLC.
-

OTHER BUSINESS

There was no other business.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Johnson, seconded by Director Ripley and, upon vote, unanimously carried, the meeting was adjourned at 11:40 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD MARCH 29, 2024

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1,” “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 29th day of March, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdKyk1LQ1F1ZWlHbDNKytRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Robert Cyman
Robert Klane
Brian Ripley

Following discussion, upon motion duly made by Director Ripley, seconded by Director Klane and, upon vote, unanimously carried, the absence of Director Larson was excused.

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Bob Fanch; Fraser River Development Co.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the

RECORD OF PROCEEDINGS

Secretary of State for all Directors. There were no new conflicts.

COMBINED MEETING

The Boards of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Contract Awards for IPD Contract Preconstruction Services (District No. 1):

Attorney Johnson and Mr. Conroy discussed with the District No. 1 Board the integrated project delivery solicitation for the Beavers Lodge Community Center and the proposals received for preconstruction services related thereto. The Board discussed the merits of awarding two preconstruction services contracts, to P.G. Arnold Construction, LLC (“P.G. Arnold”) in the amount of \$5,400.00 and to Big Valley Construction, LLC (“Big Valley”) in the amount of \$8,500.00, with the intent of requesting separate construction phase services proposals from both contractors following the completion of the preconstruction services work.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board (1) determined that the integrated project delivery method represents a timely or cost-effective alternative for the District’s Beavers Lodge Community Center project; (2) ratified the shortlist of P.G. Arnold and Big Valley; (2) awarded contracts for preconstruction services to P.G. Arnold in the amount of \$5,400.00 and to Big Valley in the amount of \$8,500.00.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Ripley, seconded by Director Klane and, upon vote, unanimously carried, the meeting was adjourned at 11:24 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1

**A RESOLUTION ADOPTING TECHNOLOGY ACCESSIBILITY STATEMENT AND
TECHNICAL STANDARDS**

WHEREAS, Roam Metropolitan District No. 1 (the “District”) is a special district organized and existing pursuant to Section 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District’s Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 34, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado legislature, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills, require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities and state agencies, as such terms are defined in the Accessibility Rules, to comply with the Accessibility Rules; and

WHEREAS, 8 CCR § 1501-11.4 specifically defines the term public entity to include special districts; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, Technical Standards is defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the District to ensure applicable information and communication technology (the “ICT”) is compliant with the Technical Standards by July 1, 2024.

NOW THEREFORE, THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1 HEREBY ADOPTS THE FOLLOWING TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS:

1. Technology Accessibility Statement. The District adopts the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules. The Statement shall be posted publicly in a conspicuous location on the District’s website. The District directs the District Manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the District’s website as soon as possible but not later than July 1, 2024.
2. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
3. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

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APPROVED AND ADOPTED THIS 26th DAY OF APRIL, 2024.

ROAM METROPOLITAN DISTRICT NO. 1

By: Blake Johnson

Its: President

ROAM METROPOLITAN DISTRICT NO. 1 TECHNOLOGY ACCESSIBILITY STATEMENT

Roam Metropolitan District No. 1 (the “District”) is committed to providing equitable access to our services, programs, and activities to all members of the public. The District’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The District welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any District services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The District is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

For reports of inaccessible information and communication technology or to request reasonable modifications or accommodations to District information and communication technology, please contact the District at ¹:

Phone: ²

E-mail:

FOOTNOTES TO BE REMOVED PRIOR TO POSTING

¹ The point of contact must be "personnel knowledgeable about the accessibility of the ICT."

² The phone number must have TTY. TTY is teletypewriter, which is used by individuals who are deaf, hard of hearing, or have speech impediments. If the number is connected to a cellphone, this feature can be activated in the cellphone's system settings.

BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 2

**A RESOLUTION ADOPTING TECHNOLOGY ACCESSIBILITY STATEMENT AND
TECHNICAL STANDARDS**

WHEREAS, Roam Metropolitan District No. 2 (the “District”) is a special district organized and existing pursuant to Section 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District’s Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 34, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado legislature, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills, require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities and state agencies, as such terms are defined in the Accessibility Rules, to comply with the Accessibility Rules; and

WHEREAS, 8 CCR § 1501-11.4 specifically defines the term public entity to include special districts; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, Technical Standards is defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the District to ensure applicable information and communication technology (the “ICT”) is compliant with the Technical Standards by July 1, 2024.

NOW THEREFORE, THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 2 HEREBY ADOPTS THE FOLLOWING TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS:

1. Technology Accessibility Statement. The District adopts the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules. The Statement shall be posted publicly in a conspicuous location on the District’s website. The District directs the District Manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the District’s website as soon as possible but not later than July 1, 2024.
2. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
3. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

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APPROVED AND ADOPTED THIS 26th DAY OF APRIL, 2024.

ROAM METROPOLITAN DISTRICT NO. 2

By: Blake Johnson

Its: President

ROAM METROPOLITAN DISTRICT NO. 2 TECHNOLOGY ACCESSIBILITY STATEMENT

Roam Metropolitan District No. 2 (the “District”) is committed to providing equitable access to our services, programs, and activities to all members of the public. The District’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The District welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any District services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The District is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

For reports of inaccessible information and communication technology or to request reasonable modifications or accommodations to District information and communication technology, please contact the District at ¹:

Phone: ²

E-mail:

FOOTNOTES TO BE REMOVED PRIOR TO POSTING

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BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 3

**A RESOLUTION ADOPTING TECHNOLOGY ACCESSIBILITY STATEMENT AND
TECHNICAL STANDARDS**

WHEREAS, Roam Metropolitan District No. 3 (the “District”) is a special district organized and existing pursuant to Section 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District’s Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 34, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado legislature, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills, require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities and state agencies, as such terms are defined in the Accessibility Rules, to comply with the Accessibility Rules; and

WHEREAS, 8 CCR § 1501-11.4 specifically defines the term public entity to include special districts; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, Technical Standards is defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the District to ensure applicable information and communication technology (the “ICT”) is compliant with the Technical Standards by July 1, 2024.

NOW THEREFORE, THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 3 HEREBY ADOPTS THE FOLLOWING TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS:

1. Technology Accessibility Statement. The District adopts the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules. The Statement shall be posted publicly in a conspicuous location on the District’s website. The District directs the District Manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the District’s website as soon as possible but not later than July 1, 2024.
2. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
3. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

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APPROVED AND ADOPTED THIS 26th DAY OF APRIL, 2024.

ROAM METROPOLITAN DISTRICT NO. 3

By: Blake Johnson

Its: President

ROAM METROPOLITAN DISTRICT NO. 3 TECHNOLOGY ACCESSIBILITY STATEMENT

Roam Metropolitan District No. 3 (the “District”) is committed to providing equitable access to our services, programs, and activities to all members of the public. The District’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The District welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any District services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The District is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

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**Roam 1-3 Metropolitan District
February-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management Llc	Jan-24	2/16/2024	2/16/2024	\$ 302.50	Covenant Control/Comm Mgmt	1710
CORE Consultants	23110069	11/27/2023	12/27/2023	\$ 21,540.00	Engineering	3690
CORE Consultants	23120038	12/22/2023	1/21/2024	\$ 26,531.00	Engineering	3690
CORE Consultants	23100057	10/26/2023	11/25/2023	\$ 3,303.75	Engineering	3690
Icenogle Seaver Pogue	25012	1/31/2024	1/31/2024	\$ 6,469.00	Legal	1675
Peter Van Dusen Project Management + Design	1	10/31/2023	10/31/2023	\$ 4,000.00	Engineering	3690
Ranch Creek Waste	32984	1/31/2024	1/31/2024	\$ 3,020.00	Trash Service	1715
Ranch Creek Waste	33287	2/15/2024	2/15/2024	\$ 180.00	Trash Service	1715
Special District Management Services	D2 01/2024	1/31/2024	1/31/2024	\$ 1,132.30	Accounting	1612
Special District Management Services	D2 01/2024	1/31/2024	1/31/2024	\$ 631.60	Management	1680
Special District Management Services	D3 01/2024	1/31/2024	1/31/2024	\$ 152.10	Accounting	1612
Special District Management Services	D3 01/2024	1/31/2024	1/31/2024	\$ 614.70	Management	1680
Special District Management Services	D1 01/2024	1/31/2024	1/31/2024	\$ 2,445.00	Accounting	1612
Special District Management Services	D1 01/2024	1/31/2024	1/31/2024	\$ 1,707.70	Management	1680
Special District Management Services	D1 01/2024	1/31/2024	1/31/2024	\$ 18.01	Miscellaneous	1685
Vogel & Associates	FRD-012-0523	6/5/2023	6/5/2023	\$ 3,269.50	Engineering	3690
Vogel & Associates	FRD-013-1023	11/2/2023	11/2/2023	\$ 6,309.64	Engineering	3690
Vogel & Associates	FRD-013-1223	1/4/2024	1/4/2024	\$ 1,950.00	Engineering	3690
				\$ 83,576.80		

**Roam 1-3 Metropolitan District
February-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	16,672.91 \$	-	66,903.89 \$	83,576.80
			\$	-
Total Disbursements from Checking Acct	\$16,672.91	\$0.00	\$66,903.89	\$83,576.80

**Roam 1-3 Metropolitan District
March-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management Llc	Feb-24	3/17/2024	3/17/2024	\$ 387.50	Covenant Control/Comm Mgmt	1710
CORE Consultants	24010043	1/24/2024	2/23/2024	\$ 3,234.28	Engineering	3690
IDES, LLC	37249	1/31/2024	1/31/2024	\$ 14,455.00	Engineering	3690
Icenogle Seaver Pogue	25186	2/29/2024	2/29/2024	\$ 2,439.00	Legal	1675
Peter Van Dusen Project Management + Design	ROAM-BVL 001	2/13/2024	2/13/2024	\$ 6,800.00	Engineering	3690
Ranch Creek Waste	33674	2/29/2024	2/29/2024	\$ 3,028.32	Trash Service	1715
Ranch Creek Waste	34062	3/15/2024	3/15/2024	\$ 270.00	Trash Service	1715
Special District Assocation	D1 SDA-2024	2/15/2024	2/15/2024	\$ 437.38	Insurance/SDA Dues	1670
Special District Assocation	D3 SDA-2024	2/15/2024	2/15/2024	\$ 225.04	Insurance/SDA Dues	1670
Special District Assocation	D2 SDA-2024	2/15/2024	2/15/2024	\$ 259.41	Insurance/SDA Dues	1670
Special District Management Services	D1 02/2024	2/29/2024	2/29/2024	\$ 1,588.60	Accounting	1612
Special District Management Services	D1 02/2024	2/29/2024	2/29/2024	\$ 1,774.90	Management	1680
Special District Management Services	D1 02/2024	2/29/2024	2/29/2024	\$ 99.40	Miscellaneous	1685
Special District Management Services	D3 02/2024	2/29/2024	2/29/2024	\$ 33.80	Accounting	1612
Special District Management Services	D3 02/2024	2/29/2024	2/29/2024	\$ 253.90	Management	1680
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 1,588.60	Accounting	1612
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 372.20	Management	1680
UMB Bank, N.A.	969894	2/13/2024	2/13/2024	\$ 4,000.00	Paying Agent Fees	2668
Vogel & Associates	FRD-013-0124	2/5/2024	2/5/2024	\$ 2,205.00	Engineering	3690
				\$ 43,452.33		

**Roam 1-3 Metropolitan District
March-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	12,758.05 \$	4,000.00 \$	26,694.28 \$	43,452.33
			\$	-
Total Disbursements from Checking Acct	\$12,758.05	\$4,000.00	\$26,694.28	\$43,452.33

**Roam 1-3 Metropolitan District
March-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
CORE Consultants	24030068	3/19/2024	4/18/2024	\$ 18,565.60	Engineering	3690
CORE Consultants	24020062	2/27/2024	3/28/2024	\$ 7,142.50	Engineering	3690
IDES, LLC	PS-INV103050	2/29/2024	2/29/2024	\$ 10,577.38	Engineering	3690
Peter Van Dusen Project Management + Design	ROAM-BVL W01-002/W02-002/W03-004	3/6/2024	3/6/2024	\$ 10,600.00	Engineering	3690
Town of Winter Park	3757	3/21/2024	3/21/2024	\$ 4,410.00	Engineering	3690
Town of Winter Park	3758	3/21/2024	3/21/2024	\$ 1,402.50	Engineering	3690
Vogel & Associates	FRD-013-1123	12/4/2023	12/4/2023	\$ 6,032.73	Engineering	3690
Vogel & Associates	FRD-013-0224	3/4/2024	3/4/2024	\$ 3,958.99	Engineering	3690
				\$ 62,689.70		

**Roam 1-3 Metropolitan District
March-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements			\$ 62,689.70	\$ 62,689.70
				\$ -
Total Disbursements from Checking Acct	\$0.00	\$0.00	\$62,689.70	\$62,689.70

**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Core Consultants, Inc

Invoice # 23110054, 23120082, 24010030, 24030075

Invoice Date 11/13/23, 12/21/23, 1/19/24, 3/27/24

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
WO1 - Community Center							
District	Project Administration	\$4,000.00	\$4,000.00		\$4,000.00	100%	\$0.00
District	Topographic Survey	\$8,570.00	\$8,570.00		\$8,570.00	100%	\$0.00
District	Minor Subdivision	\$10,285.00	\$10,285.00		\$10,285.00	100%	\$0.00
District	Initial Site Design	\$10,000.00	\$10,000.00		\$10,000.00	100%	\$0.00
District	Preliminary Plat Engineering	\$25,000.00	\$25,000.00		\$25,000.00	100%	\$0.00
District	Final Plat Engineering	\$20,000.00	\$19,000.00		\$19,000.00	95%	\$1,000.00
District	As-Built Drawings	\$3,000.00	\$0.00		\$0.00	0%	\$3,000.00
WO2 - Construction Admin							
District	Construction Admin	\$10,000.00	\$3,303.75	\$6,696.25	\$10,000.00	100%	\$0.00
District	Admin Services	\$500.00	\$0.00	\$275.00	\$275.00	55%	\$225.00
WO3 - Community Center Amendment							
District	Minor Subdivision Plat	\$14,500.00	\$8,923.38		\$8,923.38	62%	\$5,576.62
District	Private Utility Locates	\$2,700.00	\$2,700.00		\$2,700.00	100%	\$0.00
District	Stake Wetlands for Lodge Demolition	\$2,500.00	\$2,486.25		\$2,486.25	99%	\$13.75
WO4 - Tree Survey							
District	Project Administration	\$2,607.50	\$2,607.50		\$2,607.50	100%	\$0.00
WO5 - Additional Construction Admin							
District	Construction Administration	\$4,500.00	\$0.00	\$972.88	\$972.88	22%	\$3,527.12
District	As-Built Drawings	\$7,250.00	\$0.00	\$687.50	\$687.50	9%	\$6,562.50
District	Acceptance Letters	\$1,500.00	\$0.00		\$0.00	0%	\$1,500.00
WO6 - Additional Services - Community Center							
District	2D Site Plan Updates (Beaver's Lodge)	\$2,400.00	\$0.00		\$0.00	0%	\$2,400.00
District	Project Administration	\$4,580.00	\$0.00		\$0.00	0%	\$4,580.00
District	Minor Subdivision Plat	\$5,400.00	\$0.00		\$0.00	0%	\$5,400.00
District	Site Plan Revisions	\$17,040.00	\$0.00		\$0.00	0%	\$17,040.00
District	Dry Utility Coordination	\$5,360.00	\$0.00		\$0.00	0%	\$5,360.00
District	CDOT Permit Support	\$3,440.00	\$0.00		\$0.00	0%	\$3,440.00
TOTALS		\$165,132.50	\$96,875.88	\$8,631.63	\$105,507.51	64%	\$59,624.99

Recommended by:

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by:

(Date)



CORE Consultants
3473 S. Broadway
Englewood, CO 80113
303-703-4444

Independent District Engineering Services
1626 Cole Blvd, Suite 125
Lakewood, CO 80401

INVOICE

Invoice Date: 11/13/2023
Due Date: 12/13/2023
Total Amount: \$2,556.25
Invoice Number: 23110054
Invoice Period: 10/01/2023 - 10/28/2023
Project Number: 21-028-002
Project Name: Roam Construction Administration

Invoice Summary

1.1 - Construction Administration Services	\$2,556.25
2.1 - Administration Services	\$0.00

Invoice Total	\$2,556.25
---------------	------------

*Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!*

Professional Services Details

<u>Date</u>	<u>Job Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01 - 1 - Construction Administration				
10/3/2023	Design Engineer II	5.00	140.00	\$700.00
10/3/2023	Project Manager I	.75	175.00	\$131.25
10/4/2023	Project Manager I	1.00	175.00	\$175.00
10/5/2023	Project Manager I	.75	175.00	\$131.25
10/6/2023	Project Manager I	.25	175.00	\$43.75
10/9/2023	Project Manager I	1.25	175.00	\$218.75
10/11/2023	Project Manager I	.50	175.00	\$87.50
10/12/2023	Project Manager I	.50	175.00	\$87.50
10/16/2023	Project Manager I	2.00	175.00	\$350.00
10/18/2023	Engineer II	3.00	125.00	\$375.00
10/19/2023	Engineer II	1.00	125.00	\$125.00
10/26/2023	Project Manager I	.50	175.00	\$87.50
10/27/2023	Project Manager I	.25	175.00	\$43.75
01 - 1 - Construction Administration Total:				\$2,556.25
Professional Services Total:				\$2,556.25

Prior Unpaid Invoices

<u>Invoice Number</u>	<u>Invoice Date</u>	<u>0 - 30</u>	<u>31 - 60</u>	<u>61-90</u>	<u>Over 90</u>	<u>Balance</u>
23100057	10/26/2023	\$3,435.00	\$0.00	\$0.00	\$0.00	\$3,435.00
Total Unpaid						\$3,435.00

*Please make all checks payable to: CORE Consultants
 Remit to 3473 S. Broadway, Englewood, CO 80113
 Thank you for your business!*



CORE Consultants
3473 S. Broadway
Englewood, CO 80113
303-703-4444

Independent District Engineering Services
1626 Cole Blvd
Ste 125
Lakewood, CO 80401

INVOICE

Invoice Date: 12/21/2023
Due Date: 01/20/2024
Total Amount: \$2,527.88
Invoice Number: 23120082
Invoice Period: 10/29/2023 - 12/02/2023
Project Number: 21-028-002
Project Name: Roam Construction
Administration

Invoice Summary

1.1 - Construction Administration Services	\$2,527.88
2.1 - Administration Services	\$0.00

Invoice Total	\$2,527.88
---------------	------------

*Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!*

Professional Services Details

<u>Date</u>	<u>Job Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01 - 1 - Construction Administration				
11/7/2023	Project Manager I	.25	175.00	\$43.75
11/10/2023	Project Manager I	.75	175.00	\$131.25
11/13/2023	Project Manager I	.25	175.00	\$43.75
11/14/2023	Project Manager I	1.00	175.00	\$175.00
11/15/2023	Project Engineer I	.75	155.00	\$116.25
11/15/2023	Project Manager I	.75	175.00	\$131.25
11/16/2023	Project Engineer I	3.00	155.00	\$465.00
11/17/2023	Project Engineer I	.25	155.00	\$38.75
11/17/2023	Project Manager I	.50	175.00	\$87.50
11/21/2023	Project Engineer I	1.50	155.00	\$232.50
11/22/2023	Project Manager I	.50	175.00	\$87.50
11/22/2023	Team Leader I	.25	205.00	\$51.25
11/27/2023	Project Manager I	1.00	175.00	\$175.00
11/28/2023	Project Manager I	.25	175.00	\$43.75
11/29/2023	Engineer II	1.75	125.00	\$218.75
11/29/2023	Project Manager I	1.25	175.00	\$218.75
11/30/2023	Project Manager I	1.25	175.00	\$218.75
01 - 1 - Construction Administration Total:				\$2,478.75
Professional Services Total:				\$2,478.75

Reimbursable Expenses Details

<u>Date</u>	<u>Expense Code</u>	<u>Description</u>	<u>Qty</u>	<u>Rate</u>	<u>Amount</u>
01 - 1 - Construction Administration					
11/16/2023	Auto: Mileage	Mileage for preliminary acceptace site visit.	75.00	.655	\$49.13
01 - 1 - Construction Administration Total:					\$49.13
Reimbursable Expenses Total:					\$49.13

*Please make all checks payable to: CORE Consultants
 Remit to 3473 S. Broadway, Englewood, CO 80113
 Thank you for your business!*

Prior Unpaid Invoices

Invoice Number	Invoice Date	0 - 30	31 - 60	61-90	Over 90	Balance
23100057	10/26/2023	\$0.00	\$3,435.00	\$0.00	\$0.00	\$3,435.00
23110054	11/13/2023	\$0.00	\$2,556.25	\$0.00	\$0.00	\$2,556.25
					Total Unpaid	\$5,991.25

*Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!*



CORE Consultants
3473 S. Broadway
Englewood, CO 80113
303-703-4444

Independent District Engineering Services
1626 Cole Blvd
Ste 125
Lakewood, CO 80401

INVOICE

Invoice Date: 01/19/2024
Due Date: 02/18/2024
Total Amount: \$677.50
Invoice Number: 24010030
Invoice Period: 12/03/2023 - 12/31/2023
Project Number: 21-028-002
Project Name: Roam Construction Administration

Invoice Summary

1.1 - Construction Administration Services	\$677.50
2.1 - Administration Services	\$0.00

Invoice Total	\$677.50
---------------	----------

*Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!*

Professional Services Details

<u>Date</u>	<u>Job Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01 - 1 - Construction Administration				
12/4/2023	Project Manager I	.25	175.00	\$43.75
12/8/2023	Project Manager I	.25	175.00	\$43.75
12/11/2023	Project Manager I	.50	175.00	\$87.50
12/12/2023	Project Manager I	.75	175.00	\$131.25
12/14/2023	Design Engineer I	.50	130.00	\$65.00
12/14/2023	Project Manager I	.75	175.00	\$131.25
12/15/2023	Project Manager I	1.00	175.00	\$175.00
01 - 1 - Construction Administration Total:				\$677.50
Professional Services Total:				\$677.50

Prior Unpaid Invoices

<u>Invoice Number</u>	<u>Invoice Date</u>	<u>0 - 30</u>	<u>31 - 60</u>	<u>61-90</u>	<u>Over 90</u>	<u>Balance</u>
23100057	10/26/2023	\$0.00	\$0.00	\$3,435.00	\$0.00	\$3,435.00
23110054	11/13/2023	\$0.00	\$0.00	\$2,556.25	\$0.00	\$2,556.25
23120082	12/21/2023	\$2,527.88	\$0.00	\$0.00	\$0.00	\$2,527.88
					Total Unpaid	\$8,519.13

*Please make all checks payable to: CORE Consultants
 Remit to 3473 S. Broadway, Englewood, CO 80113
 Thank you for your business!*



CORE Consultants
3473 S. Broadway
Englewood, CO 80113
303-703-4444

INVOICE

Invoice Date: 03/27/2024
Due Date: 04/26/2024
Total Amount: \$2,870.00
Invoice Number: 24030075
Invoice Period: 02/03/2024 - 03/01/2024
Project Number: 21-028-002
Project Name: Roam Construction Administration

Independent District Engineering Services
1626 Cole Blvd
Ste 125
Lakewood, CO 80401

Invoice Summary

1.1 - Construction Administration Services	\$1,907.50
1.2 - Construction Plan As-Builts	\$687.50
1.3 - Acceptance Letters	\$0.00
2.1 - Administration Services	\$275.00

Invoice Total \$2,870.00

Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!

Roam Metropolitan Districts 1-3

**District Expenditures
Verification
For
April 2024**



April 26, 2024

Roam Metropolitan District
c/o Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street #360
Denver CO, 80237

DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY ROAM METROPOLITAN DISTRICTS 1-3

VERIFICATION FOR APRIL 2024

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan Districts 1-3 (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Roam Development located in the Town of Winter Park, Colorado (Project). Some of the District contracts have expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

ACTIVITIES CONDUCTED

To provide verification of District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Invoices which are paid through General or Debt Fund categories were not reviewed but are shown as Operating and Maintenance Expenditures to reflect the grand total of District expenditures for the month. A Contract Summary is also provided, detailing contract amounts and balances through this period. Additionally, any invoices withheld from payment are also summarized.

SUMMARY AND RECOMMENDATION

After completing the activities identified, in our professional opinion, we have concluded the following:

1. At this time and based upon the information provided, we find **\$15,916.63** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE
Attachments

Attachments

- A - District Expenditures Summary**
- B - Contract Summary**

Attachment A

**Roam Metropolitan District
District Expenditure Verification Report
April 2024**

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
CORE Consultants	Design and Project Administration	23110054, 23120082, 24010030, 24030075	11/13/23, 12/21/23, 1/19/24, 3/27/24	\$ 8,631.63	\$ 8,631.63	\$ -
IDES LLC	District Engineering Servies	103068	3/31/2024	\$ 5,042.50	\$ 5,042.50	\$ -
Vogel & Associates	Planning and Platting	FRD-013-0324	4/4/2024	\$ 2,242.50	\$ 2,242.50	\$ -
Total Expenditures				\$ 15,916.63	\$ 15,916.63	\$ -

Note 1: Operating and Maintenance Expenditures (O&M) are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

Summary of Previous Expenditures

Description	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
October 2023	\$ 11,410.45	\$ 11,410.45	\$ -
November 2023	\$ 26,909.20	\$ 26,909.20	\$ -
December 2023	\$ 204,311.45	\$ 204,311.45	\$ -
January 2024	\$ 63,323.50	\$ 63,323.50	\$ -
February 2024	\$ 26,694.28	\$ 26,694.28	\$ -
March 2024	\$ 62,689.70	\$ 62,689.70	\$ -
Total	\$ 395,338.58	\$ 395,338.58	\$ -

Attachment B

Roam Metropolitan District
 District Expenditure Verification Report
 Vendor Contract Summary
 April 2024

Contractors - District Eligible

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 1,938,727.19	\$ 186,112.05	\$ 9,305.60	\$ 176,806.45	\$ 1,761,920.74	Through PA1
MSS - Original Contract Cabins Ph1	\$ 241,931.40	\$ 235,665.50	\$ 11,783.28	\$ 223,882.23	\$ 18,049.18	Through PA5
MSS - Cabins Ph2 Change Order 1	\$ 140,965.48	\$ -	\$ -	\$ -	\$ 140,965.48	Through PA1
MSS - Cabins Ph1 Change Orders 1-2	\$ 21,761.00	\$ 21,761.00	\$ 1,088.05	\$ 20,672.95	\$ 1,088.05	Through PA5
Total Contracts	\$ 2,343,385.07	\$ 443,538.55	\$ 22,176.93	\$ 421,361.62	\$ 1,922,023.45	

Contractors - Non-Eligible (Developer)

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 319,519.31	\$ -	\$ -	\$ -	\$ 319,519.31	Through PA1
MSS - Original Contract Cabins Ph1	\$ 27,029.35	\$ 27,029.35	\$ 1,351.47	\$ 25,677.88	\$ 1,351.47	Through PA5
MSS - Cabins Ph2 Change Order 1	\$ 104,535.79	\$ -	\$ -	\$ -	\$ 104,535.79	Through PA1
MSS - Cabins Ph1 Change Orders 1-2	\$ -	\$ -	\$ -	\$ -	\$ -	Through PA5
Total Contracts	\$ 451,084.45	\$ 27,029.35	\$ 1,351.47	\$ 25,677.88	\$ 425,406.57	

Contractor Potential Change Orders

Potential Change Order Description	Amount
Total Potential Change Orders	\$ -

Consultants

Consultant	Description	Task Orders	Task Order Amount	Amount Paid	Amount Remaining	Comments
Kumar & Associates	Geotechnical Testing Services	1-2	\$ 27,670.00	\$ 7,176.10	\$ 20,493.90	Through invoice #223137
IDES, LLC	District Engineering Mgmt	1-6	\$ 305,600.00	\$ 293,005.54	\$ 12,594.46	Through invoice #103068
Vogel & Associates	Planning and Design	1	\$ 50,000.00	\$ 25,968.36	\$ 24,031.64	Through invoice #FRD-013-0324
Peter Van Dusen Project Management & Design	Design	1-4	\$ 86,850.00	\$ 21,400.00	\$ 65,450.00	Through invoice #ROAM-BVL 004
CORE Consulting, Inc	Design & Construction Admin	1-6	\$ 165,132.50	\$ 105,507.51	\$ 59,624.99	Through invoice #24030075
Colorado Pool Design	Design & Construction Admin	1	\$ 25,500.00	\$ -	\$ 25,500.00	
Town of Winter Park	Development Review	NA	\$ 5,812.50	\$ 5,812.50	\$ -	Through invoice #3758
Aztec & Associates	Survey & Staking	1-2	\$ 17,600.00	\$ 14,665.00	\$ 2,935.00	Through invoice #154441
Total Consultant Agreements			\$ 684,165.00	\$ 473,535.01	\$ 210,629.99	

Combined Totals

	Contracts Total	Amount Paid	District Amount Remaining
Contractor Contracts and Change Orders	\$ 2,343,385.07	\$ 421,361.62	\$ 1,922,023.45
Consultant Agreements, Task/Work Orders	\$ 684,165.00	\$ 473,535.01	\$ 210,629.99
TOTAL	\$ 3,027,550.07	\$ 894,896.63	\$ 2,132,653.44

Funding Summary

Sources	Capital	Notes
Project Fund Balance		
2023 UMB Bond	\$ 10,920,001.25	As of 3/31/24
Sub-Total	\$ 10,920,001.25	
Interest Fund		
2023 UMB Bond	\$ 8.94	As of 3/31/24
Sub-Total	\$ 8.94	
Uses		
Contractors - District Amount Remaining	\$ 1,922,023.45	
Consultants - District Amount Remaining	\$ 210,629.99	
Sub-Total	\$ 2,132,653.44	
BALANCE	\$ 8,787,347.81	

Roam Metropolitan District Cost Certification



Report #12
April 2024



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Roam Metropolitan District Cost Certification Report #12

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Cost Certification Report

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April 26, 2024

Roam Metropolitan District
c/o Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street #360
Denver, CO 80237

ROAM METROPOLITAN DISTRICT COST CERTIFICATION REPORT #12

INTRODUCTION

Independent District Engineering Services, LLC (the “Engineer”) was engaged by the Roam Metropolitan District (the “District”) to review the cost itemized by Fraser River Development Co, LLC (the “Developer”), confirm in our professional opinion that the associated improvements are fit for the purpose intended by the Improvement Acquisition, Advance and Reimbursement Agreement, and confirm the costs to be reasonable and consistent with costs of similar improvements constructed for similar purposes. The Engineer also reviewed expenditures paid directly by the District to confirm they were in accordance with the Districts Service Plan. The costs reviewed are for the Roam Developments located in the Town of Winter Park, Colorado (the “Project”). This cost certification report summarizes the Engineer’s approach and opinion.

The Engineer found the costs paid for by the Developer and are associated with improvements eligible for purchase by the District amount to **\$438,393.94**. These costs generally includes demolition, grading, erosion control, and soft costs such as design and planning of public infrastructure.

Based on the information provided, the Engineer found the total amount eligible for payment by the District amounts to **\$0.00** (the “District Eligible Costs”). Note that this cost certification is not intended to relieve the District or Developer from duties outlined in any of their agreements but rather report the amounts that were determined to be reasonable and eligible for funding in accordance with the Districts Service Plan.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Consolidated Service Plan for Roam Metropolitan District Nos. 1, 2, and 3. Prepared by Icenogle Seaver Pogue, P.C. approved August 7, 2018.
- Improvement Acquisition, Advance and Reimbursement Agreement, between the Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 18, 2018.
- Annexation and Development Agreement between the Town of Winter Park, Fraser River Development Co, LLC and the Roam Metropolitan District Nos 1,2 and 3, dated March 6, 2018.
- Amended and Restated 2020 Funding and Reimbursement Agreement, between Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 31, 2021

The Engineer used the above documents only as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- All storm water management practice inspections and requirements were followed.
- No other entity will reimburse the Developer for the District Eligible Costs included in this report. The Developer will promptly notify the District if a refund is available.
- The costs presented do not represent the entire contract value, but only the portion of the contract value provided for our review. Other costs for the Project may exist.
- Costs that did not have enough information provided may be reviewed in a future report.

- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- Check stubs from the Developer are sufficient evidence of payment for the invoices provided.
- Work related to the wetlands or creek corridor should be excluded from the District Eligible Costs.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The itemized costs provided by Developer were reviewed.
- The invoices and other materials presented provided by the Developer and District were reviewed.
- A site visit was conducted. The Project area was photographed when possible.
- Contact was made with the Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in Colorado. A representative sample of the unit costs were compared to ensure that the expenditures were reasonable overall.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to certify the District Eligible Costs from the invoices and information provided. Additional information may result in adjustments to this report.

Improvements

The locations of the public improvements related to the District Eligible Costs included in this report are generally represented in Attachment A.

Review of Expenditures

Invoices with evidence of payment provided by the Developer were reviewed and considered District Eligible Costs or not eligible for District funding (the “Non-Eligible Costs”). The costs reviewed were invoiced to the Developer between August of 2022 and March of 2024. Fees related to work such as plat revisions pertain to both public improvements and private improvements. These costs were considered 66% District Eligible Costs for Filing 1, 60% District Eligible Costs for Filing 2, and 56% District Eligible Costs for Filing 3 based on the land area ratio (the “District Site Percents”). Expenditures for the engineering construction services were considered partially District Eligible Costs at a percentage of 93% for Filing 1, 92% for Filing 2, and 91% for Filing 3 based on the assumed effort for each improvement category (the “District Design Percents”). Attachment C contains a summary of the invoices provided.

Vendors

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their project participation and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Site Visit

A site visit was conducted in February of 2024. Photos were taken of the Project and are included in Attachment E. This report generally covers soft costs, so the site visit was to memorialize the current state of the property. Additional site visits will be conducted in the future when construction has progressed.

SUMMARY OF EXPENDITURES BY CATEGORY

The table below provides a summary of expenditures by category as set forth in the service plan. For this report, the fees were allocated to the category for which the related public improvement is categorized. Planning or Engineering Costs that relate to multiple categories were distributed by the ratio of the category cost vs the total District Eligible Costs excluded O&M from this report.

Category	District Eligible Costs	Percentage of Total
Sanitary & Storm Sewer	\$0.00	0.00%
Water	\$0.00	0.00%
Street Improvements	\$122,404.52	27.92%
Traffic and Safety	\$0.00	0.00%
Parks and Recreation	\$314,466.66	71.73%
O&M	\$1,522.76	0.35%
Total	\$438,393.94	100.00%

RECOMMENDATION

In our professional opinion the costs for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures as District Eligible costs in the amount of **\$438,393.94**.

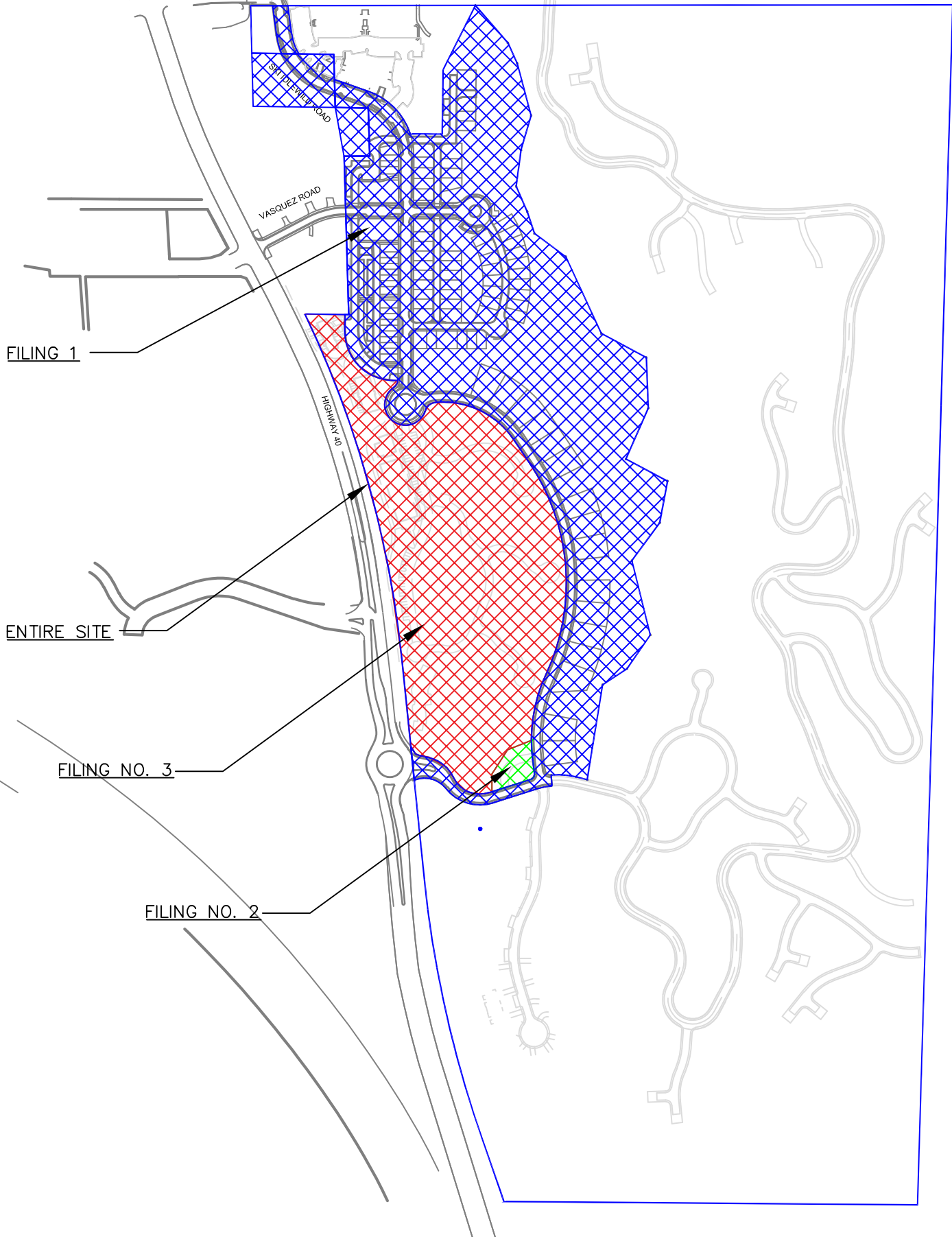
Should you have any questions or require further information please feel free to contact us.

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE

Attachment A

Site Map



Attachment B

Vendors

Attachment B

Vendors

Following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Altitude Landscape Co: Landscaping contractor responsible for streetscape irrigation improvements along Ski Idle Wild and Vasquez Rd. These costs were considered District Eligible.

Aztec Consultants, Inc: Provided survey services for the Filing 4 Plat. Any services related to Filing 4 cannot be certified until the Filing 4 Plat is available for review.

Birch Ecology: Provided wetlands consultation and environmental study for Project. Services related to the wetlands were considered Non-Eligible Costs.

CORE Consultants, Inc: Engineering firm responsible for providing civil design services for the Project. Design services were evaluated on a per task basis. General services for public infrastructure were considered District Eligible Costs and Services for site grading were considered District Eligible costs at the appropriate District Site Percent.

East Grand Fire Protection: Provided development review for the Beaver's Lodge Major Site Plan and the Minor Plat. These services were considered District Eligible Costs.

Grand County Water and Sanitation: Municipality providing water service, sewer service, and design review for the Project. Utility services provided to private land were considered Non-Eligible Costs. Fees for design review of public infrastructure were considered District Eligible Costs.

Kumar & Associates, Inc.: Geotechnical engineering firm who provided materials testing services for pavement distresses in Filing 1. The fees associated with distressed pavement were considered Non-Eligible Costs.

Mountain Parks Electric, Inc: Charge fees for electrical service around the overall development. Fees for electrical service of private structures were considered Non-Eligible Costs.

Mountain States Snowcats: General contractor that provided demolition, erosion control, earthwork, streets, and utilities. Rework due to damage caused by homebuilder or other construction was considered Non-Eligible Costs and grading was considered a District Eligible Cost at the Filing 1 District Site Percentage. Snow Removal of the streets was considered District Eligible Costs.

Otten, Johnson, Robinson, Neff & Regonetti: Law firm providing legal services for the developer. Costs for Developer legal services were considered Non-Eligible Costs.

Risk Removal, LLC: Demolition contractor who provided asbestos abatement for Beaver's Lodge. These costs were considered District Eligible Costs.

Rob Cyman: Marker Hill representative providing administration services for the Beaver's Lodge demolition and debris removal. Costs associated with the Beaver's Lodge were considered District Eligible, any domain renewals and payment to Tony Deplata were not considered District Eligible.

Sage Creek Environmental: Provided erosion control measures for various locations within the Project. The invoiced erosion control measures were considered District Eligible Costs at an overall District Site Percentage.

Spencer Fane: Law firm providing legal services for the developer. Developer legal services were considered Non-Eligible Costs.

SWCA Environmental Consultants: Provided environmental consulting services for the wetlands on site. Costs for services related to the wetlands were considered Non-Eligible Costs.

Town of Winter Park: Provided DIA and Development review. DIA and Development reviews are considered District Eligible Costs at the appropriate District Site Percent.

Vogel & Associates: Architecture firm that provided project planning, coordination, and design reviews for the work within the Project. Overall project planning costs were considered District Eligible Costs at the District Site Percent. Costs associated with preliminary concepts were considered Non-Eligible Costs.

Wright Water Engineers, Inc: Consultants who provided wetlands impact consultation services. Fees associated with wetlands mitigation were considered Non-Eligible costs.

Xcel Energy: Dry utility provider that provided gas extension to Roam. Costs associated with dry utilities are considered Non-Eligible Costs.

Attachment C

Expenditure Data

Attachment C
Roam Metropolitan District
Expenditure Data for Cost Certification 12

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Description	Invoiced Amount	District Eligible Costs	Non-Eligible Costs	Notes
Invoice Paid by the Developer									
Altitude Landscape Co									
1339	10/25/2023	Yes	10/25/2023	1037	Roam Streetscape Irrigation	\$31,290.00	\$31,290.00	\$0.00	
Subtotal Altitude Landscape Co						\$31,290.00	\$31,290.00	\$0.00	
AzTec Consultants, Inc									
157290	01/17/2024	Yes	02/28/2024	1038	Staking and Survey Services	\$650.00	\$0.00	\$650.00	Not enough information, can be reviewed in future report
Subtotal AzTec Consultants, Inc						\$650.00	\$0.00	\$650.00	
Birch Ecology									
1024	01/22/2024	Yes	02/28/2024	1039	Ecologist	\$3,216.25	\$0.00	\$3,216.25	Wetlands mitigation not eligible
Subtotal Birch Ecology						\$3,216.25	\$0.00	\$3,216.25	
CORE Consultants, Inc.									
23100007	10/12/2023	Yes	11/03/2023	997	Surveying & Engineering Services	\$1,705.00	\$954.80	\$750.20	Topographic survey eligible at F3 site percentage
23120083	12/21/2023	Yes	12/31/2023	1024	Surveying & Engineering Services	\$2,726.25	\$0.00	\$2,726.25	Not enough information, can be reviewed in future report
23120096	12/21/2023	Yes	12/31/2023	1024	Surveying & Engineering Services	\$490.00	\$490.00	\$0.00	
Subtotal CORE Consultants, Inc.						\$4,921.25	\$1,444.80	\$3,476.45	
East Grand Fire Protection District									
251	01/17/2024	Yes	02/28/2024	1042	Beaver's Lodge Development	\$500.00	\$500.00	\$0.00	
Subtotal East Grand Fire Protection District						\$500.00	\$500.00	\$0.00	
Grand County Water and Sanitation									
010424	01/04/2024	Yes	01/26/2024	1032	Water and Sanitation District	\$93.09	\$93.09	\$0.00	
9011	02/02/2024	Yes	02/28/2024	1044	Water	\$23.10	\$23.10	\$0.00	
9011	03/06/2024	Yes	03/22/2024	1061	Water	\$46.43	\$46.43	\$0.00	
Subtotal Grand County Water and Sanitation						\$162.62	\$162.62	\$0.00	
Kumar and Associates, Inc.									
223445	10/05/2023	Yes	02/28/2024	1045	Engineering Services	\$429.00	\$0.00	\$429.00	Repair work not eligible
Subtotal Kumar and Associates, Inc.						\$429.00	\$0.00	\$429.00	
Mountain Parks Electric, Inc									
120823	N/A	No	12/08/2023	1008	Dry Utility Provider	\$1,500.00	\$0.00	\$1,500.00	Dry utilities not eligible
8578	01/18/2024	Yes	12/31/2023	1024	Dry Utility Provider	\$807.35	\$0.00	\$807.35	Dry utilities not eligible
8578	02/20/2024	Yes	03/06/2024	1053	Dry Utility Provider	\$344.89	\$0.00	\$344.89	Dry utilities not eligible
Subtotal Mountain Parks Electric, Inc						\$2,652.24	\$0.00	\$2,652.24	
Mountain States Snowcats									
3093	06/27/2023	Yes	12/27/2023	1017	General Contractor	\$112,536.91	\$112,536.91	\$0.00	
2201	08/25/2022	Yes	12/27/2023	1017	General Contractor	\$2,574.54	\$1,699.20	\$875.34	Grading eligible at F1 site percentage
3163	09/20/2023	Yes	12/27/2023	1017	General Contractor	\$2,202.47	\$0.00	\$2,202.47	Repair work not eligible
2201	08/25/2022	Yes	12/27/2023	1017	General Contractor	\$9,700.00	\$0.00	\$9,700.00	Repair work not eligible
3274	01/04/2024	Yes	02/09/2024	1036	Snow Removal	\$1,400.00	\$1,400.00	\$0.00	
3284	01/05/2024	Yes	02/09/2024	1036	Concrete Demo	\$36,400.00	\$0.00	\$36,400.00	Repair work not eligible
Subtotal Mountain States Snowcats						\$164,813.92	\$115,636.11	\$49,177.81	
Otten Johnson Neff & Ragonetti									
483198	06/19/2023	Yes	12/29/2023	1019	Developer Legal Services	\$1,720.50	\$0.00	\$1,720.50	Developer legal services not eligible
2201	08/25/2022	Yes	12/27/2023	1017	Developer Legal Services	\$697.50	\$0.00	\$697.50	Developer legal services not eligible
3163	09/20/2023	Yes	12/27/2023	1017	Developer Legal Services	\$1,949.50	\$0.00	\$1,949.50	Developer legal services not eligible
2201	08/25/2022	Yes	12/27/2023	1017	Developer Legal Services	\$184.50	\$0.00	\$184.50	Developer legal services not eligible
491425	02/20/2024	Yes	03/06/2024	1054	Developer Legal Services	\$450.00	\$0.00	\$450.00	Developer legal services not eligible
Subtotal Otten Johnson Neff & Ragonetti						\$5,002.00	\$0.00	\$5,002.00	

Attachment C
Roam Metropolitan District
Expenditure Data for Cost Certification 12

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Description	Invoiced Amount	District Eligible Costs	Non-Eligible Costs	Notes
Risk Removal Holdings, LLC									
7593	10/31/2023	Yes	12/15/2023	1009	Rec Center Demolition	\$190,172.00	\$180,663.40	\$9,508.60	Proof of payment only totals \$180,663.40
7645	02/06/2024	Yes	03/06/2024	1056	Rec Center Demolition	\$77,000.00	\$77,000.00	\$0.00	
Subtotal Risk Removal Holdings, LLC						\$267,172.00	\$257,663.40	\$9,508.60	
Rob Cyman									
082123	08/21/2023	Yes	12/29/2023	1020	Home Builder - Beaver's Lodge	\$17,881.07	\$17,579.29	\$301.78	Domain renewal not eligible
121223	12/12/2023	Yes	12/29/2023	1020	Home Builder - Beaver's Lodge	\$1,155.49	\$1,055.00	\$100.49	Payment to Tony Deplata not eligible
Subtotal Rob Cyman						\$19,036.56	\$18,634.29	\$402.27	
Sage Creek Environmental									
21340	06/19/2023	Yes	12/31/2023	1026	Erosion Control Services	\$2,808.36	\$1,853.52	\$954.84	Erosion control eligible at F1 site percentage
Subtotal Sage Creek Environmental						\$2,808.36	\$1,853.52	\$954.84	
Spencer Fane									
1211071	08/08/2023	Yes	12/29/2023	1021	Developer Legal Services	\$390.00	\$0.00	\$390.00	Developer legal services not eligible
1211073	08/08/2023	Yes	12/29/2023	1021	Developer Legal Services	\$3,315.00	\$0.00	\$3,315.00	Developer legal services not eligible
1235125	11/13/2023	Yes	12/29/2023	1021	Developer Legal Services	\$715.00	\$0.00	\$715.00	Developer legal services not eligible
1235130	11/13/2023	Yes	12/29/2023	1021	Developer Legal Services	\$1,040.00	\$0.00	\$1,040.00	Developer legal services not eligible
1235129	11/13/2023	Yes	12/29/2023	1021	Developer Legal Services	\$1,300.00	\$0.00	\$1,300.00	Developer legal services not eligible
1235126	11/13/2023	Yes	12/29/2023	1021	Developer Legal Services	\$2,990.00	\$0.00	\$2,990.00	Developer legal services not eligible
1225819	11/20/2023	Yes	12/29/2023	1021	Developer Legal Services	\$3,872.00	\$0.00	\$3,872.00	Developer legal services not eligible
1241879	12/06/2023	Yes	12/29/2023	1021	Developer Legal Services	\$2,210.00	\$0.00	\$2,210.00	Developer legal services not eligible
1241864	12/06/2023	Yes	12/29/2023	1021	Developer Legal Services	\$390.00	\$0.00	\$390.00	Developer legal services not eligible
1241881	12/06/2023	Yes	12/29/2023	1021	Developer Legal Services	\$6,760.00	\$0.00	\$6,760.00	Developer legal services not eligible
1251093	01/12/2024	Yes	02/28/2024	1047	Developer Legal Services	\$1,430.00	\$0.00	\$1,430.00	Developer legal services not eligible
1266665	03/14/2024	Yes	03/22/2024	1065	Developer Legal Services	\$1,215.00	\$0.00	\$1,215.00	Developer legal services not eligible
266669	03/14/2024	Need	03/22/2024	1065	Developer Legal Services	\$540.00	\$0.00	\$540.00	Developer legal services not eligible
Subtotal Spencer Fane						\$26,167.00	\$0.00	\$26,167.00	
SWCA Environmental Services									
181383	11/06/2023	Yes	12/29/2023	1022	Environmental Consulting Services	\$1,851.43	\$0.00	\$1,851.43	Wetlands mitigation not eligible
183024	11/28/2023	Yes	12/31/2023	1027	Environmental Consulting Services	\$110.73	\$0.00	\$110.73	Wetlands mitigation not eligible
Subtotal SWCA Environmental Services						\$1,962.16	\$0.00	\$1,962.16	
Town of Winter Park									
3389	10/04/2023	Yes	11/03/2023	1000	Local Jurisdiction	\$400.00	\$264.00	\$136.00	DIA eligible at F1 site percentage
PLN23-005	11/09/2023	Yes	11/15/2023	1005	Local Jurisdiction	\$1,797.50	\$1,186.35	\$611.15	Development reviews eligible at F1 site percentage
3572	12/21/2023	Yes	12/29/2023	1023	Local Jurisdiction	\$800.00	\$528.00	\$272.00	Development reviews eligible at F1 site percentage
3570	12/21/2023	Yes	12/29/2023	1023	Local Jurisdiction	\$1,075.38	\$709.75	\$365.63	DIA eligible at overall site percentage
3407	10/04/2023	Yes	02/28/2024	1049	Local Jurisdiction	\$2,387.50	\$0.00	\$2,387.50	Not enough information, can be reviewed in future report
Subtotal Town of Winter Park						\$6,460.38	\$2,688.10	\$3,772.28	
Vogel & Associates									
FRD-002-1223	12/31/2023	Yes	12/31/2023	1029	Planning & Design Services	\$4,017.50	\$2,145.12	\$4,017.50	Permitting & F1 coordination eligible at site percentage; prelim concepts not eligible
FRD-013-1223	12/31/2023	Yes	12/31/2023	1029	Planning & Design Services	\$1,950.00	\$1,950.00	\$1,950.00	
FRD-014-0124	02/05/2024	Yes	02/28/2024	1050	Planning & Design Services	\$3,824.80	\$0.00	\$3,824.80	Not enough information, can be reviewed in future report
FRD-013-0124	02/05/2024	Yes	02/28/2024	1050	Planning & Design Services	\$2,205.00	\$2,205.00	\$0.00	
FRD-010-0124	02/05/2024	Yes	02/28/2024	1050	Planning & Design Services	\$2,565.00	\$0.00	\$2,565.00	Not enough information, can be reviewed in future report
FRD-003-0124	02/05/2024	Yes	02/28/2024	1050	Planning & Design Services	\$1,121.50	\$713.18	\$408.32	Design review at overall site percentage
FRD-002-0124	02/05/2024	Yes	02/28/2024	1050	Planning & Design Services	\$9,205.00	\$0.00	\$9,205.00	Wetlands mitigation not eligible
FRD-003-0224	03/04/2024	Yes	03/22/2024	1066	Planning & Design Services	\$330.00	\$0.00	\$330.00	Outstanding design review fees not eligible
FRD-002-0224	03/04/2024	Yes	03/22/2024	1066	Planning & Design Services	\$7,598.50	\$0.00	\$7,598.50	Wetlands mitigation not eligible
FRD-009-0224	03/04/2024	Yes	03/22/2024	1066	Planning & Design Services	\$2,692.50	\$1,507.80	\$1,184.70	PA8 at F3 site percentage
Subtotal Vogel & Associates						\$35,509.80	\$8,521.10	\$31,083.82	
Wright Water Engineers, Inc									
6772	09/29/2023	Yes	03/06/2024	1058	Wetlands	\$2,956.52	\$0.00	\$2,956.52	Wetlands mitigation not eligible
67920	10/16/2023	Yes	03/06/2024	1058	Wetlands	\$5,028.67	\$0.00	\$5,028.67	Wetlands mitigation not eligible
68244	11/22/2023	Yes	03/06/2024	1058	Wetlands	\$729.00	\$0.00	\$729.00	Wetlands mitigation not eligible
Subtotal Aztec Consultants						\$8,714.19	\$0.00	\$8,714.19	

Attachment C
Roam Metropolitan District
Expenditure Data for Cost Certification 12

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Description	Invoiced Amount	District Eligible Costs	Non- Eligible Costs	Notes
Xcel Energy									
519731316	12/05/2023	Yes	12/31/2023	1030	Dry Utility Provider	\$66,988.13	\$0.00	\$66,988.13	Dry utilities not eligible
Subtotal Xcel Energy						\$66,988.13	\$0.00	\$66,988.13	
Subtotal Invoices Paid by the Developer						\$648,455.86	\$438,393.94	\$214,157.05	
Total						\$648,455.86	\$438,393.94	\$214,157.05	

Attachment D Cost Certification Summary

Attachment D
Roam Metro District

Summary of Cost Certifications

Cost Certification	Invoiced Amount	District Eligible Costs	Non- Eligible Costs
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC			
Cost Certification 1	\$6,999,489.23	\$4,483,047.27	\$2,516,441.96
Cost Certification 2	\$647,948.80	\$61,738.48	\$586,210.32
Cost Certification 3	\$1,703,821.17	\$1,347,451.19	\$356,369.98
Cost Certification 4	\$1,733,029.13	\$1,441,544.68	\$291,484.45
Cost Certification 5	\$1,481,176.31	\$1,052,396.71	\$428,779.60
Cost Certification 6	\$54,332.46	\$12,334.82	\$41,997.65
Cost Certification 7	\$204,819.46	\$118,339.56	\$86,479.90
Cost Certification 8	\$110,030.34	-\$458,574.30	\$568,604.64
Cost Certification 9	\$762,453.04	\$426,818.17	\$335,634.87
Cost Certification 10	\$820,875.78	\$156,316.62	\$664,559.16
Cost Certification 11	\$773,933.06	\$322,674.82	\$451,258.24
Cost Certification 12	\$648,455.86	\$438,393.94	\$214,157.05
SUBTOTAL	\$15,940,364.64	\$9,402,481.95	\$6,541,977.82
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT			
Cost Certification 1	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,997.05	\$42,899.05	\$98.00
Cost Certification 3	\$10,088.64	\$10,088.64	\$0.00
Cost Certification 4	\$19,990.98	\$19,990.98	\$0.00
Cost Certification 5	\$23,627.54	\$23,627.54	\$0.00
Cost Certification 6	\$0.00	\$0.00	\$0.00
Cost Certification 7	\$37,381.93	\$37,381.93	\$0.00
Cost Certification 8	\$0.00	\$0.00	\$0.00
Cost Certification 9	\$0.00	\$0.00	\$0.00
Cost Certification 10	\$376,018.20	\$275,110.20	\$100,908.00
Cost Certification 11	\$0.00	\$0.00	\$0.00
Cost Certification 12	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$510,104.34	\$409,098.34	\$101,006.00
Total	\$16,450,468.98	\$9,811,580.29	\$6,642,983.82

Summary of Cost Certifications by Category

Cost Certification 1 - 11	
Sanitary and Storm Sewer	\$1,420,009.31
Water	\$2,094,581.64
Street Improvements	\$4,089,621.26
Traffic and Safety	\$116,134.21
Parks & Recreation	\$1,513,331.90
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
O&M	\$139,508.03
Total	\$9,373,186.35

Cost Certification 12	
Sanitary & Storm Sewer	\$0.00
Water	\$0.00
Street Improvements	\$122,404.52
Traffic and Safety	\$0.00
Parks & Recreation	\$314,466.66
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
O&M	\$1,522.76
Total	\$438,393.94

Attachment E

Project Photos



Overview Facing North



Overview Facing South



Bird's Eye View of Filing 2 and Filing 3



Filing 3 Facing Southwest



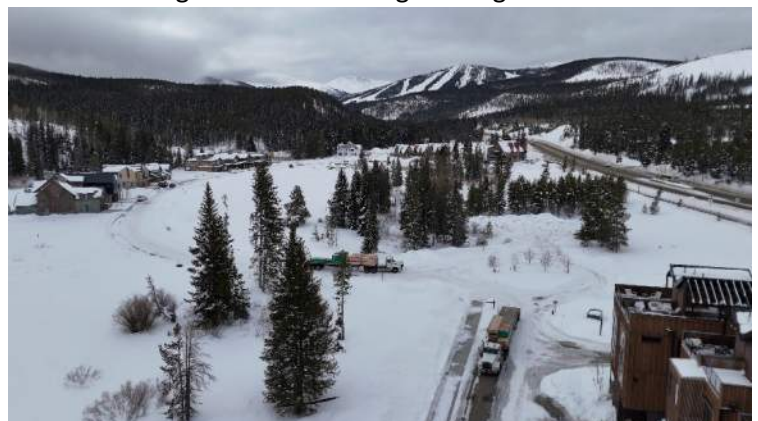
Ski Idlewild & Exploration Trail Facing Northwest



Filing 3 & Beaver's Lodge Facing Southeast



Vasquez & Ski Idlewild Facing Northwest



Beavers Lodge Road Facing South

ROAM METROPOLITAN DISTRICT NO. 1

Board Meeting Project Status

April 26, 2024

Project Work

Filing 1

- IDES submitted Cost Certification Report #12 for approval.

Filing 2 – Cabins Phase 1

- Mountain States Snowcats completed all improvements on site.
- Grand County Water & Sanitation granted Initial Acceptance of the water and sewer main.
- Core has revised as-builts which IDES submitted to the Town of Winter Park. The Town has stated that Core needs to submit a follow up letter accepting punch list item fixes once addressed.

Filing 3 – Cabins Phase 2

- Mountain States Snowcats is planning to resume work beginning with clearing and grubbing in early May, weather permitting.
- Mountain States Snowcats has been associated with the District SWMP permit.
- Sage Creek is set to follow tree removal with installation of silt fence and wetlands protection fence around the site.

Beaver's Lodge Community Center

- District decided to move forward with Big Valley Construction rather than PG Arnold.
- The design team, IDES, and Big Valley Construction have met to establish a schedule for preconstruction services and the delivery of 100% CDs.
- Pricing of Community Center to be broken out into two phases, preliminary pricing and final pricing. The preliminary pricing phase will include value engineering comments from BVC to be included into the final design before getting a guaranteed maximum price.

Construction Contract Documents

Contractor Agreements

- None

Contractor Change Order Requests and Work Orders

- None

Consultant/Vendor Agreements & Task Orders

Consultant Agreements

- None

Task Orders and Work Orders

- CORE Consulting, Inc – WO6 - \$38,220.00
- Peter Van Dusen Project Management & Design – WO4 - \$5,400.00

**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Vogel & Associates

Invoice # FRD-013-0324

Invoice Date 4/4/2024

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
District	Final Site Plan, Plat, and Landscape Plan	\$50,000.00	\$23,725.86	\$2,242.50	\$25,968.36	52%	\$24,031.64
TOTALS		\$50,000.00	\$23,725.86	\$2,242.50	\$25,968.36	52%	\$24,031.64

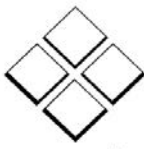
Recommended by: _____

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by: _____

(Date)



Roam Metropolitan District No. 2
 1500 Wynkoop Street, Suite 200
 Denver, CO 80202

Project: **Beavers Lodge Metro District**

Professional Services and Expenses for Period Ending March 30, 2024

Description of Services:

1) Conducted meeting with project architect and civil engineer; 2) Coordinated with the Town and civil regarding Major Site Plan and plat comments; 3) Updated site plan to include additional parking 4) Conducted with Metro District to review pickle ball courts.

Professional Personnel:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Principal	10.00	180.00	1,800.00
Associate Principal	0.00	140.00	0.00
Senior Associate	0.00	110.00	0.00
Planner/Landscape Architect II	4.50	85.00	382.50
Planner/Landscape Architect I	0.00	80.00	0.00
Admin	1.00	60.00	60.00
Total Labor	15.50		\$2,242.50

Reimbursable Expenses:

Postage	0.00
Delivery (Courier, FedEx, DHL)	0.00
Telephone / Conference Calls	0.00
Mileage	90.99
Parking	0.00
Meals	0.00
Airfare	0.00
Lodging	0.00
Transportation (Car, Taxi, Tolls, Fuel)	0.00
Supplies	0.00
Outside Printing	0.00
In House Printing/Plotting	0.00
Outside Consultant	0.00
Total Reimbursable Expenses	\$90.99

Total Invoice \$2,333.49

**ROAM METROPOLITAN DISTRICT NO. 1-3
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Independent District Engineering Services, LLC (IDES)
Invoice #: 103068
Invoice Date: 3/31/2024

Task Order No.	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
1-6	Cost Certifications, Infrastructure Acquisition, Filing 2 CA/CM Assistance	\$305,600.00	\$287,963.04	\$5,042.50	\$293,005.54	96%	\$12,594.46
TOTALS		\$305,600.00	\$287,963.04	\$5,042.50	\$293,005.54	96%	\$12,594.46

Recommended by: _____

Authorized by: _____

(Date)

Invoice PS-INV103068

3/31/2024

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Roam Metropolitan District #1

141 Union Blvd

Suite 150

Lakewood, CO 80228



Independent District Engineering
Services

1626 Cole Blvd

Suite 125

Lakewood, Colorado 80401

Job No.	Due Date	Payment Terms
DEN372	5/15/2024	Net 45 days

Job Task No.	Work Type	Description	Quantity	Rate	Line Amount
4020	Sn. Contract Administrator	Construction Administration	1.00	150.00	150.00
4020	Project Engineer	Construction Administration	3.75	145.00	543.75
4020	Director	Construction Administration	5.00	205.00	1,025.00
4025	Assistant Project Manager	Consultant Coordination	12.00	158.00	1,896.00
4035	Assistant Project Manager	Project Meetings	3.50	158.00	553.00
4038	Assistant Project Manager	Contractor Meetings	1.25	158.00	197.50
4038	Sn. Construction Manager	Contractor Meetings	0.50	200.00	100.00
4060	Assistant Project Manager	District Expenditure Verification	1.50	158.00	237.00
4070	Assistant Project Manager	Infrastructure Acquisition	0.50	158.00	79.00
4090	Sn. Technical Specialist	Additional Services	0.25	165.00	41.25
4505	Project Engineer III	Cost Certification	0.25	155.00	38.75
4505	Technical Specialist	Cost Certification	1.25	145.00	181.25
Total					5042.50

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of **\$5,042.50** payable to **Independent District Engineering Services, LLC** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through **March 31, 2024**, Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. **Independent District Engineering Services, LLC** retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 11 day of April, 2024.

Brandon Collins

By: Brandon Collins
Its: Vice President

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed and sworn to before me this 11 day of April, 2024, by Brandon Collins as Vice President of Independent District Engineering Services, LLC

WITNESS my hand and official seal.

Zach Toler
Notary Public
My commission expires: 9-22-25

ZACHARY TOLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214037676
MY COMMISSION EXPIRES SEPTEMBER 22, 2025