HIGHLANDS RANCH METROPOLITAN DISTRICT
STUDY SESSION ADDENDA

April 22, 2020

- Mansion Driveway Landscape Improvements
- Memorandum dated April 16, 2020 Mansion Fund-Request Use of Reserves
- Parkway Landscape Conversion Demonstration Sites
- Big Dry Creek 2020 Channel Stabilization
HIGHLANDS RANCH MANSION

MANSION DRIVEWAY LANDSCAPE IMPROVEMENTS

Presented to the Metro District Board of Directors April 22, 2020
THE HISTORIC DRIVE ALLÈE SUCCESSION PLANTING

PHASE TWO – REMOVAL OF UPRIGHT JUNIPERS

PHASE THREE – CANOPY MATURITY
THE HISTORIC DRIVE ALLÈE
SPECIES SELECTION: GREENSPIRE LINDEN

GREENSPIRE LINDEN IS THE BEST TREE SPECIES FOR THIS APPLICATION
MEMORANDUM

TO: Metro District Board of Directors
FROM: Ken Standen
DATE: April 16, 2020
RE: Mansion Fund – Request for Use of Reserves

This memo is for:  

X Action  X Decision  X Information

The Mansion Fund established a reserve to help fund repair and replacement of the physical assets at the Mansion. The reserve beginning balance for 2020 is $129,771.

#1 – 2020 Mansion Maintenance Projects – In Process
The board has approved these projects as part of the 2020 budget:

<table>
<thead>
<tr>
<th>ITEM</th>
<th>2020 Budget</th>
<th>2020 Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace banquet and white folding chairs</td>
<td>$17,500</td>
<td>$17,500</td>
</tr>
<tr>
<td>Exterior paint – Wood windows and trim</td>
<td>$3,630</td>
<td>$3,630</td>
</tr>
<tr>
<td>Interior paint – First floor areas</td>
<td>$7,745</td>
<td>$7,745</td>
</tr>
<tr>
<td>Floor sand, stain and seal</td>
<td>$19,000</td>
<td>$19,000</td>
</tr>
<tr>
<td>Great Hall security – Relocate security strobe</td>
<td>$2,500</td>
<td>$2,500</td>
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<tr>
<td>Misc. repair and replacement projects</td>
<td>$13,000</td>
<td>$13,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$63,375</strong></td>
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#2 – 2020 Additional Mansion Maintenance Projects – Recommend Approval

On both the south side and the north side of the Mansion, leaks are occurring at the roof line where the new parts of the building are attached to the old rock walls. On the south side of the building, where the new Great Hall addition attaches to the rock wall, water is seeping into the building. On the north side of the building, near the Rotherwood door, water is seeping between the rock wall and the porch ceiling, causing the old mortar to deteriorate and slough off due to freezing and thawing.

To repair these two areas will require a mason specializing in the repair of old stone and brick buildings and mortar. These repairs will include the following:

- Seal gaps in the existing roof membrane termination bar
- Install flashing over existing termination bar to keep water out
- Repair deteriorated mortar joints at both locations to match original mortar, preventing further water infiltration
Staff recommends the board approve an increase in the use of reserves to fund the $9,200 to complete this repair project. The cost includes material and labor.

Financial Impact:

<table>
<thead>
<tr>
<th>Reserve Calculation</th>
<th>2018 Actual</th>
<th>2019 Revised Budget</th>
<th>2019 Actual</th>
<th>2020 Budget</th>
<th>2020 Revised</th>
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<tbody>
<tr>
<td>Beginning Balance</td>
<td>$ 125,183</td>
<td>$ 123,535</td>
<td>$ 123,653</td>
<td>$ 113,012</td>
<td>$ 129,771</td>
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<tr>
<td>10% of Reservation Revenues</td>
<td>37,479</td>
<td>45,000</td>
<td>46,221</td>
<td>46,400</td>
<td>42,400</td>
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<tr>
<td>Adj. to target fund balance</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Use of reserves</td>
<td>(39,009)</td>
<td>(55,641)</td>
<td>(40,103)</td>
<td>(63,375)</td>
<td>(72,575)</td>
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<tr>
<td>Ending Balance</td>
<td>$ 123,653</td>
<td>$ 112,894</td>
<td>$ 129,771</td>
<td>$ 96,037</td>
<td>$ 99,596</td>
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</tbody>
</table>
HRMD – 116 Parkway Landscape Conversion Demonstration Projects
Before and After Images

Conversion Concept:
Convert existing landscape to shed plantings and cobble in ravine stake areas.

Before

After
Before and After Images

Before

After

CONVERSION CONCEPT
CONVERT BLUEGRASS IN WATER-FAVORABLE AREAS ON STEEP SLOPES TO LOW-Maintenance PLANTS
BIG DRY CREEK
2020 CHANNEL STABILIZATION
BIG DRY CREEK
2020 CHANNEL STABILIZATION
HOLE #9
BIG DRY CREEK
2020 CHANNEL STABILIZATION
HOLE #9

Looking downstream

Looking upstream
BIG DRY CREEK
2020 CHANNEL STABILIZATION
HOLE #7

Looking downstream

Looking upstream
BIG DRY CREEK
2020 CHANNEL STABILIZATION

HOLE #7
Bank view
BIG DRY CREEK
2020 CHANNEL STABILIZATION

September, 2019 storm
Hole # 7