

SERVICE PLAN

FOR

THE ORGANIZATION OF

SUNDANCE HILLS

METROPOLITAN DISTRICT

ARAPAHOE COUNTY, COLORADO

February, 1979

February, 1979

Board of County Commissioners
Arapahoe County
5334 South Prince
Littleton, Colorado 80120

Gentlemen:

We, the undersigned members of the committee for organization, respectfully submit herewith a service plan for the organization of a metropolitan district. The District is located in Arapahoe County and is to be known as the Sundance Hills Metropolitan District.

It is our hope that you will look favorably upon this proposed District. The requested eventual capital expenditure of \$113,000 within the next two years, is anticipated to provide much needed landscaping and greenbelt improvements for this particular area of Arapahoe County. In an area of nicely landscaped homes, we feel that the perimeter area should complement rather than detract from the neighborhood.

Respectfully submitted,

THE COMMITTEE FOR ORGANIZATION OF
SUNDANCE HILLS METROPOLITAN DISTRICT

| | |
|---------------|-----------------|
| Fred Cornwall | Bob Metcalfe |
| Les Dashiel | Barbara Carlson |
| Kay Metzger | Ed Keasler |
| Steve Ayers | Scotty Scotty |
| Fay Dizerega | |

SECTION I - PROPOSED SERVICE AREA

A. General: The proposed Sundance Hills Metropolitan District is to be comprised of the platted and unplatted areas known as the Sundance Hills Subdivision. The existing subdivision is comprised of six Filings. The entirety of all six Filings of the Sundance Hills Subdivision lies solely within the boundaries of Arapahoe County, Colorado, and total approximately 140 acres. The boundaries of the District are more fully described by the following legal description and shown visually on Map A.

In NE1/4 Section 15, Township 5 South, Range 67 West, 6th P.M., County of Arapahoe, State of Colorado.

All Sundance Hills 1st Filing
All Sundance Hills 2nd Filing
All Sundance Hills 3rd Filing
All Sundance Hills 4th Filing
All Sundance Hills 5th Filing
All Sundance Hills 6th Filing

B. Existing Development: (As of December 1, 1978)

1. Filings 1 through 5 are approximately 97% developed. There remain 7 lots to be sold in Sundance Hills Filings 1-5.
2. The last Filing (No. 6) has been approved by the County, and the developer is planning a complete buildout of this Filing within 24 months.

C. Economic Growth: The Sundance Hills area has been one of the most rapidly appreciating residential areas in the metropolitan Denver vicinity during the last five years. In 1973, the average price of a home within the subdivision was approximately \$53,000. In 1978, the average home price has increased to \$136,000. Currently there are 296 homes completed within the subdivision, and the ultimate buildout will total 336 homes.

SECTION II - INTERESTS AND EFFORTS OF CONCERNED RESIDENTS

In 1976, a non-profit corporation, Sundance Price, Inc., was formed for the purpose of installing and maintaining landscaping on the perimeter areas of Sundance Hills. Sundance Pride was given the power to assess up to \$15.00 per home on every home within the subdivision for the purposes mentioned above. This

\$15.00 maximum fee was created by the developer of the sub-division prior to the formation of the subdivision. The fee was anticipated by the developers to be sufficient to cover the cost of maintaining landscaping once it was installed. However, it is not sufficient to build up adequate cash surplus to cover the cost of installation of improvements. The Sundance Pride organization is also hindered by the fact that they do not have the power to borrow money so that improvements may be installed at today's price without facing the rapidly increasing prices caused by inflation.

In summarizing the problems of Sundance Pride, Inc., the corporation does not have borrowing power and does not have sufficient income to do the job that it was designed for; therefore, the Board of Directors of Sundance Pride, Inc., have formed a committee for the organization of the Sundance Hills Metropolitan District for the sole purpose of financing municipal improvements and paying off the improvements through a very nominal tax assessment.

SECTION III - PURPOSE OF THE METROPOLITAN DISTRICT

The Sundance Hills Metropolitan District is being formed for the purpose of installing and maintaining landscaping on the perimeter areas of the Sundance Hills Subdivision.

SECTION IV - PROPOSED IMPROVEMENTS

A. Capital Improvements Per Architect's Estimate

| <u>Item</u> | <u>Estimated Cost</u> |
|--|-----------------------|
| 1. Plant Materials | \$16,000.00 |
| 2. Sprinkler System (Spray & Drip) | 18,000.00 |
| 3. Sod - 25,000 square feet @ \$.15 per square foot | 3,750.00 |
| 4. Soil Prep (sod only) - 25,000 square feet @ \$.05 per square foot | 1,250.00 |
| 5. Gravel 1½" washed pit run - "Pizo-Pex" under 40,000 square feet @ \$.25 per square foot | 10,000.00 |
| 6. "Pattern Concrete" or "Bromanite" 5,500 square feet @ \$3.00 per square foot | 16,500.00 |
| 7. Steel edging - 1/8" x 6" hot rolled strip 1,600 feet @ \$2.00 per foot | 3,200.00 |
| 8. Retaining Walls - 6" x 6" x 8' landscape timbers "Wolmanized" | 10,000.00 |
| 9. Tap Fees (3) | 7,500.00 |
| 10. Miscellaneous Grading (FTC) | 5,000.00 |
| TOTAL CAPITAL COSTS | \$91,200.00 |

B. Operation and Maintenance

1. First year budget (1979) is based on a partial year assuming \$2,000.
 - A. Water
 - B. Electricity
 - C. Lawn Mowing
 - D. Lawn Fertilizing and Miscellaneous
2. Second year and forward is based on the following costs with inflation adjustments added.
 - A. Water
 - B. Electricity
 - C. Lawn Mowing
 - D. Lawn Fertilizing and Miscellaneous
 - E. Maintenance

SECTION V - GENERAL INFORMATION

- A. The population of the district is estimated to be 877.
- B. The fees of the landscape architect have been paid by Sundance Pride, Inc., and will not be an expense of the District.
- C. The maximum interest rate payable will be 9% with a maximum discount of 2%. The debt service will not extend beyond 20 years for any single bond issue.

SUNDANCE HILLS METROPOLITAN DISTRICT

Breakdown of Projected Expenditures

| | |
|--|---------------|
| Cost of Project per Architect's Estimate | \$ 91,200.00 |
| Cost of Stone Entryways - 3 @ \$2,000 | 6,000.00 |
| Capitalized Interest - 1/2 year @ 7½% | 4,050.00 |
| 5% Contingencies | 4,500.00 |
| Legal Fees | 2,000.00 |
| Architect's Fees* | -0- |
| Miscellaneous | <u>250.00</u> |
| TOTAL | \$108,000.00 |
| Bond Issue | \$108,000.00 |

*Architect's fees paid by Sundance Pride, Inc.

Hanifen, Imhoff & Samford, Inc.

624 17TH STREET • DENVER, COLORADO 80202 • (303) 534-0221
928 9TH AVENUE • GREELEY, COLORADO 80631 • (303) 356-4774
929 GRAND AVENUE • GLENWOOD SPRINGS, COLORADO 81601 • (303) 945-8223

February 26, 1979

Committee for the Organization
of Sundance Hills Metropolitan District
Arapahoe County, Colorado

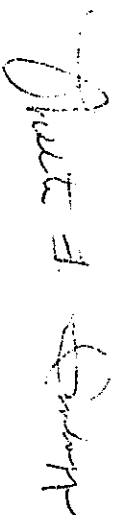
Gentlemen:

Attached hereto are our financial projections concerning the improvements to be made within the boundaries of the proposed Sundance Hills Metropolitan District.

We have analyzed your data and projected therefrom assessed valuations for future years. From this data we have arrived at the conclusions shown on our analysis. It is our opinion that we have been sufficiently conservative in these projections to insure the ultimate financial success of your District. Although the plans of your architect indicates that the improvements you are discussing will have a cost of approximately \$100,000, we have projected a bond issue of \$120,000, and our debt retirement schedule indicated that the District should be able to handle the debt service on a \$120,000 bond issue should the costs be increased due to inflation or any other reason by the time the improvements are installed.

It is our estimation that the creation of the proposed Sundance Hills Metropolitan District is financially feasible and, through proper and conscientious administration, has every prospect of being a successful District.

HANIFEN, IMHOFF & SAMFORD, INC.



THE PROPOSED
SUNDANCE HILLS METROPOLITAN DISTRICT
ARAPAHOE COUNTY, COLORADO

Proposed Amortization Schedule

| <u>Collection Year</u> | <u>Completed Homes</u> | <u>Valuation (1000)</u> | <u>Mill Levy</u> | <u>Revenues Tax Revenues</u> | <u>Bond Proceeds</u> | <u>Total Revenues</u> | <u>Capital Outlay</u> | <u>Operation and Maintenance</u> | <u>Debt Service</u> | <u>Total Expenses</u> | <u>Accumulated Surplus</u> |
|------------------------|------------------------|-------------------------|------------------|------------------------------|----------------------|-----------------------|-----------------------|----------------------------------|---------------------|-----------------------|----------------------------|
| 1979 | 274 | \$4,907 | -0- | \$ -0- | | | | | | | |
| 1980 | 289 | 5,176 | 2.1 | 10,870 | \$108,000 | \$114,000 | * \$103,950 | \$2,300 | \$ 4,050 | \$110,300 | \$3,700 |
| 1981 | 304 | 6,628 | 2.1 | 13,919 | -0- | 10,870 | -0- | 5,000 | 8,100 | 13,100 | 1,470 |
| 1982 | 319 | 6,955 | 2.2 | 15,301 | | 13,919 | | 5,500 | 9,100 | 14,600 | 789 |
| 1983 | 334 | 7,282 | 2.2 | 16,020 | | 15,301 | | 6,000 | 9,025 | 15,025 | 1,065 |
| 1984 | 336 | 7,435 | 2.2 | 16,357 | | 16,020 | | 6,500 | 9,950 | 16,450 | 635 |
| 1985 | 336 | 7,435 | 2.6 | 19,331 | | 16,357 | | 7,000 | 9,800 | 16,800 | 192 |
| 1986 | 336 | 7,435 | 2.6 | 19,331 | | 19,331 | | 7,500 | 10,650 | 18,150 | 1,373 |
| 1987 | 336 | 7,435 | 2.6 | 19,331 | | 19,331 | | 8,000 | 10,425 | 18,425 | 2,279 |
| 1988 | 336 | 7,435 | 2.6 | 19,331 | | 19,331 | | 8,000 | 11,200 | 19,200 | 2,410 |
| 1989 | 336 | 7,435 | 2.7 | 20,075 | | 19,331 | | 8,000 | 11,900 | 19,900 | 1,841 |
| 1990 | 336 | 7,435 | 2.7 | 20,075 | | 20,075 | | 8,000 | 12,525 | 20,525 | 1,391 |
| 1991 | 336 | 7,435 | 2.7 | 20,075 | | 20,075 | | 8,000 | 12,075 | 20,075 | 1,391 |
| 1992 | 336 | 7,435 | 2.7 | 20,075 | | 20,075 | | 8,000 | 12,625 | 20,625 | 841 |
| 1993 | 336 | 7,435 | 2.8 | 20,818 | | 20,075 | | 8,000 | 12,100 | 20,100 | 816 |
| 1994 | 336 | 7,435 | 2.8 | 20,818 | | 20,818 | | 8,000 | 12,575 | 20,575 | 1,059 |
| 1995 | 336 | 7,435 | 2.8 | 20,818 | | 20,818 | | 8,000 | 12,975 | 20,975 | 902 |
| 1996 | 336 | 7,435 | 2.8 | 20,818 | | 20,818 | | 8,000 | 13,300 | 21,300 | 420 |
| 1997 | 336 | 7,435 | 2.8 | 20,818 | | 20,818 | | 8,000 | 12,550 | 20,550 | 688 |
| 1998 | 336 | 7,435 | 1.7 | 12,640 | | 20,818 | | 8,000 | 12,800 | 20,800 | 706 |
| | | | | | | 12,640 | | 8,000 | 13,975 | 21,975 | (451) |

*Includes \$6,000 from Sundance Pride Inc.

SUNDANCE HILLS METROPOLITAN DISTRICT

Assumptions Relating to the Proposed Amortization Schedule

1. Total assessed valuation figures for 1979 are from the Arapahoe County files as of September 26, 1978.
2. Average assessed valuation per home is calculated to be \$17,910.07. This is estimated to be 23% of 1978 market value.
3. In 1981, State law will require the assessed valuation to increase to approximately 28% of market value. This will calculate to approximately \$21,804 in this situation.
4. See "Breakdown of Projected Expenditures" for use of bond proceeds.
5. Project is planned for completion in 1979.

STATE OF COLORADO,)
COUNTY OF ARAPAHOE.) ss.

The Board of County Commissioners of Arapahoe County, Colorado, met in regular session at the Commissioners Hearing Room, in the Arapahoe County Courthouse, 5334 South Prince, in Littleton, Colorado, being the regular meeting place of said Board, at the hour of 10:30 o'clock A. M., on Tuesday, the 12th day of June, 1979.

Present:

Chairman: John J. Nichol1

Commissioners: Charles A. Pitts

Thomas R. Eggert

County Clerk and Recorder: Marjorie Page

County Attorney: Ronald Loser

Absent: None

Thereupon, the following proceedings, among others, were had and taken.

A Hearing on the proposed Sundance Hills Metropolitan District was held by the Board of County Commissioners, pursuant to the provisions of Title 32, Article 1, Part 2, Colorado Revised Statutes 1973, as amended, in accordance with a Resolution adopted and approved by the Board on the 8th day of May, 1979.

Thereupon, Commissioner Eggert introduced and moved the adoption of the following Resolution:

R E S O L U T I O N

WHEREAS, pursuant to the provisions of Title 32, Article 1, Part 2, Colorado Revised Statutes 1973, as amended, the Board of County Commissioners of Arapahoe County, Colorado, held a public hearing on the Service Plan of the proposed Sundance Hills Metropolitan District on the 12th day of June, 1979; and

WHEREAS, Notice of the Hearing was duly published in the _____ Englewood Sentinel, a newspaper of general circulation within the County, on 5/16, 5/23 and 5/30, 1979, as required by Law, and Notice was forwarded to the Petitioners and to the governing body of each municipality and special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed District; and

WHEREAS, the Board has considered the Service Plan and all other testimony and evidence presented at the Hearing; and

WHEREAS, it appears that the Service Plan should be approved without condition or modification;

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

1. That the Board of County Commissioners of Arapahoe County, Colorado, does hereby determine that all of the requirements of Title 32, Article 1, Part 2, Colorado Revised Statutes 1973, as amended, relating to the filing of a Service Plan for the proposed Sundance Hills Metropolitan District have been fulfilled and that Notice of the Hearing was given in the time and manner required by law.

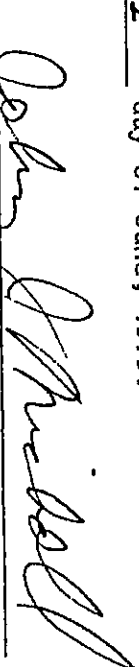
2. That the Board of County Commissioners of Arapahoe County, Colorado, does hereby find and determine that:

- (a) There is sufficient existing and projected need for organized service in the area to be served by the proposed District;
- (b) The existing service in the area to be served by the proposed District is not adequate for present and projected needs;

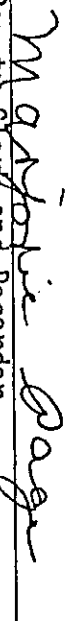
- (c) Adequate service is not, and will not be, available to the area through annexation by other existing municipal or quasi-municipal corporations within a reasonable time or on a comparable basis;
- (d) The proposed special District is capable of providing economic and sufficient service to the area within its proposed boundaries;
- (e) The area to be included in the proposed District has and will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (f) The facility and service standards of the proposed District are compatible with the facilities and service standards of adjacent municipalities and special districts;
- (g) The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28-110, C.R.S. 1973; and
- (h) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
3. That the Service Plan of the proposed Sundance Hills Metropolitan District is hereby approved without condition or modification.
4. That a certified copy of this Resolution be filed in the records of Arapahoe County and submitted to the Petitioners for the purpose of filing in the District Court of Arapahoe County.

ADOPTED AND APPROVED this 12th day of June, 1979.

(S E A L)


Chairman
Board of County Commissioners

ATTEST:


County Clerk and Recorder

C E R T I F I C A T E

I, Marjorie Page, do hereby certify that the above and foregoing is a true, correct and complete copy of a Resolution adopted by the Board of County Commissioners of Arapahoe County, Colorado, at a regular meeting held on June 12, 1979.

WITNESS my hand and official seal this 12th day of June, 1979.

Marjorie Page
County Clerk and Recorder
Arapahoe County, Colorado

(S E A L)

It was then moved by Commissioner Eggert and seconded by Commissioner R.H.S., that all rules of this Board which might prevent, unless suspended, the final passage and adoption of this Resolution at this meeting, be and the same are hereby suspended.

The question being upon the adoption of said motion and the suspension of the rules, the roll was called with the following result:

Those voting AYE:

Commissioners Thomas R. Eggert

John J. Nichol1

Charles A. Pitts

Those voting NAY:

None

3 members of the Board of County Commissioners having voted in favor of said motion, the presiding officer declared said motion carried and the rules suspended.

Commissioner Eggert then moved that said Resolution be passed and adopted as read. Commissioner R.H.S. seconded the motion.

The question being upon the passage and adoption of said Resolution, the roll was called with the following result:

Those voting AYE:

Commissioners: Thomas R. Eggert

John J. Nichol1

Charles A. Pitts

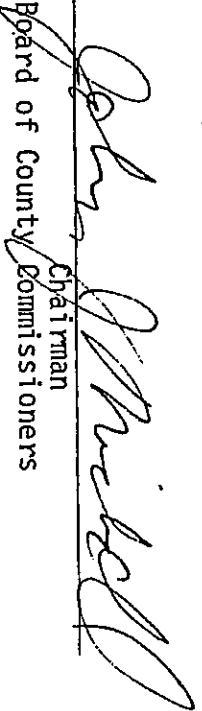
Those voting NAY:

None

The presiding officer thereupon declared that, a majority of all the Commissioners elected having voted in favor thereof, the motion was carried and the Resolution duly passed and adopted.

After consideration of other matters to come before the Board, on motion duly made and seconded, the meeting was adjourned.

(S E A L L)


Chairman
Board of County Commissioners

ATTEST:


County Clerk and Recorder

STATE OF COLORADO,)
 { ss.
COUNTY OF ARAPAHOE.)

I, Marjorie Page, County Clerk and Recorder of the County of Arapahoe, State of Colorado, do hereby certify that the foregoing pages numbered 1 to 5, inclusive, constitute a full and correct copy of the record of proceedings of the Board of County Commissioners of said County, taken at a regular meeting held on the 12th day of June, 1979, insofar as said minutes relate to a Resolution relating to the Service Plan of the proposed Sundance Hills Metropolitan District, a copy of which is therein set forth; that the copy of the Resolution contained in said minutes is a full, true and correct copy of the original of said Resolution as adopted by the Board of County Commissioners at said meeting; that the original Resolution has been duly signed and approved by the presiding officer of the Board of County Commissioners and myself, as County Clerk and Recorder, and sealed with the corporate seal of said County, and recorded in the Book of Resolutions of the County kept for that purpose in my office.

I further certify that the Chairman and 2 members of the Board of County Commissioners were present at said meeting and that 3 members of said Board voted on the passage of said Resolution as set forth in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Littleton, Colorado, this 12th day of June, 1979.

Marjorie Page
County Clerk and Recorder

(S E A L)