

**CATHEDRAL PINES METROPOLITAN DISTRICT
NOTICE OF REGULAR MEETING
BOARD OF DIRECTORS**



Tuesday, March 19, 2024, at 9:00 AM (MST)
Cathedral Pines Lodge
13975 Milam Rd.
Colorado Springs, CO 80908
Or

Please join meeting from your computer, tablet or smartphone.

<https://video.cloudoffice.avaya.com/join/161846385>

You can also dial in using your phone.

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 161-846-385

Public Welcome

***We encourage our attendees to participate in person; however, if you choose to join virtually, please have your camera on so we can get to know everyone a little better. Please do not use the Chat option to submit questions.**

Board of Director	Title	Term Expiration
Bill Heeter	President	May 2027
Rich Stauch	Vice President	May 2025
Kevin Combs	Treasurer	May 2027
Ecton Espenlaub	Secretary	May 2025
Chris Meacham	Director	May 2025 (appointed until May 2025)

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Approval of Board Meeting Minutes** – Meeting minutes of January 16, 2024, February 20, 2024, and Special Meeting Minutes of February 28, 2024 (enclosure)
- 5. Financial Update**
 - a. Review and consider approval of Unaudited Financials through February 29, 2024 (enclosure) – Kevin C
 - b. Ratify and consider approval of payables through the period ending March 19, 2024 (enclosure) – Kevin C
 - c. Availability of State Grants to assist in completion of landscaping plan in 2024 – Bill/ Rebecca
- 6. Lodge Management Update**
 - a. Review February Lodge Report (enclosure) – Shalece
 - b. Discuss 2024 Business/ Bridal Marketing Plans – Bill/ Shalece

- c. Parking Lot Lights (timer versus solar) - Bill
- d. Asphalt sealing and stripping - Bill
- e. Review and consider approval for Varnish Proposals (enclosure) – Bill/ Rebecca
- f. Discuss Event Insurance Options again – Rebecca
- g. Discuss WiFi Issues – Rick

7. Discuss Board Objectives for 2024

8. Annual Meeting Recap

- a. Discuss moving annual meetings to March 2025 - Bill

9. Landscaping Matters

- a. Discuss and determine possible Chipping Event Dates for Spring and Fall (enclosure)– Rick
- b. Landscape Project and RFP Update – Ecton/ Rebecca
- c. Review and Discuss Pond Maintenance Proposal – Ecton/ Rebecca
- d. Discuss LandTech snow removal costs – Ecton
- e. Dog Waste Stations Locations and consider approval to purchase – Bill
- f. Decorative Benches Along Trail Update - Bill

10. Community Matters

- a. Discuss Mailbox Repair status – Bill
- b. Mailbox Security Committee Update – Rick/ Ecton
- c. Discuss status of monument lighting - Bill

11. Legal Matters

- a. Review and consider approval for Survey Proposals – Kevin W/ Rebecca
- b. Review and Discuss IGA agreement with El Paso County Pond Maint. - Kevin W/ Rebecca

12. Other Business

- a. Discuss status of sale of various items (Lodge Chairs, Movie Screen, Storage Rack) – Bill
- b. Community Survey with HOA – Bill
- c. Joint HOA/ Metro calendar of community events – Bill
- d. Board Member feedback process through Kevin W.

13. Public Comment (Items Not on the Agenda Only. Comments are limited to 5 minutes per person and taken in the order in which they appear on the sign-up sheet or if joined virtually in order as they appear on the host screen)

14. Adjournment – The next Scheduled Regular meeting is April 16, 2024, at 9:00 am





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD JANUARY 16, 2024
AT 9:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, January 16, 2024 at 9:00 a.m., at Cathedral Pines Lodge, 13975 Milam Rd, Colorado Springs, CO 80908 and virtually via video/teleconference.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch
Kevin Combs
Chris Meacham

Also in attendance were:

Kevin Walker, WSDM District Managers
Rebecca Harris, WSDM District Managers
Rylee DeLong, WSDM District Managers
Shalece Buchholtz, VenQ
Travis Mark, TWM
Kristi Correa

1. Call to Order: President Heeter called the meeting to order at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.
3. Approval of Agenda: Director Stauch added a brief discussion on security at the mail kiosk under 11. Other Business. Director Espenlaub moved to approve the Agenda as amended; seconded by Director Combs. Motion passed unanimously.
4. Approval of Board Meeting Minutes - November 21, 2023: Director Espenlaub moved to approve the November 21, 2023 Meeting Minutes; seconded by Director Combs. Motion passed unanimously.
5. Financial Matters
 - a. Review and consider approval of Unaudited Financials through December 31, 2023: The Board reviewed the Unaudited Financials through December 31, 2023. After review, President Heeter moved to approve the Unaudited Financials through December 31, 2023; seconded by Director Combs. Motion passed unanimously.
 - b. Review and consider approval of payables through the period ending January 9, 2024: The Board reviewed the payables through the period ending January 9, 2024. After review,

Director Combs moved to approve the payables with the addition of the invoice for the parking lot lights timer; seconded by Director Espenlaub. Motion passed unanimously.

- c. Status of Mill Levy and Changes to Property Tax Laws/Impact Upon Metro Operating Budget: Mr. Walker discussed the new legislation that passed in special session that impacts property taxes. He explained that each individual home will receive a \$55,000 deduction from the market value and reduced the assessed valuation by roughly 6%. The District's 2024 Budget reflects the projected 10% reduction in property tax revenue.
- d. Review and ratify 2024 Landscape Maintenance and Snow Removal Contracts and Proposals: Director Stauch provided a detailed review of the LandTech 2024 landscape maintenance and snow removal contract and noted that he was able to negotiate the landscape maintenance rate down to just over \$40,000 from \$45,000. Director Stauch discussed the storage shed that is for lease and noted that A Cut Above has expressed interest in continuing the lease at the increased rate of \$1,000 monthly. LandTech has been offered the space but has not followed up. The Board directed WSDM to draft a letter agreement with a month-to-month and 30-day notice option for A Cut Above. The Board discussed snow removal and the option of a single pass with the plow to save money.

6. Lodge Update

- a. Review December Lodge Report: Mr. Mark provided a report on the Lodge website and noted an increase in traffic and that the website has been ranked top 3 for wedding venues in Colorado Springs by WeddingRule.com. Ms. Buchholtz presented the December Lodge Report.
- b. Discuss 2024 Business/Bridal Marketing Plans: Mr. Mark and Ms. Buchholtz discussed 2024 business and bridal marketing plans as well as new marketing for celebrations of life.
- c. Parking Lot Lights – Move to Timer vs. Solar: There was no discussion.

7. Discuss Board Objectives for 2024: The Board reviewed the 2023 Board Objectives that were created last January and discussed the items that have already been accomplished. The Board will send ideas for 2024 Objectives to WSDM to be drafted for presentation at the February meeting.

8. Annual Meeting Discussion

- a. Assignment of Presentation Responsibilities: The Board discussed and assigned presentation responsibilities.
- b. 5:00 PM Meet and Greet with Residents: The annual meeting is scheduled for Tuesday, February 20, 2024, at 6:00 p.m. with the meet and greet with residents before the meeting at 5:00 p.m.
- c. Menu: The Board discussed the menu.
- d. Rehearsal Date: The Board decided against a rehearsal.
- e. Eliminate Online Questions: The Board discussed and agreed to allow online questions by chat only to eliminate disruption to the meeting.

9. Landscaping Issues:

- a. Wells and Water Use Discussion: Director Espenlaub reported on the wells and water use issue. He discussed repairs done to the valve and controller at the Lodge.
- b. Irrigation Project Update: Director Espenlaub discussed an issue of water coming out of the main line for two months that may indicate the Milam well was running constantly or an open pipe underground. The Board discussed the asphalt is caved in where the road was dug

up for pipe placement by 101 Landscaping. 101 Landscaping believes the issue is with the County's chip seal.

- c. Dog Waste Stations Discussion: The Board discussed the option of installing dog waste stations to be maintained by the landscapers. WSDM will research the maintenance costs and Mrs. Correa and Director Espenlaub will determine locations for them to be installed. Director Stauch will ask LandTech how much it would cost for maintenance.
- d. Decorative Benches Along Trail Discussion: The Board discussed the idea of installing decorative memorial benches along the trail and the option for residents to purchase them.

10. Legal Matters

- a. Discuss Barn status: There was no additional discussion.
- b. Status of Monument Turnover from HOA to Metro: President Heeter noted this item is being worked on by District legal counsel and the HOA President. They are working on finding the original documentation that references when the monument was transferred from the HOA to District.
- c. Mr. Walker discussed communication from Bulls Eye Plumbing regarding an estimate they billed the District. They were called out to provide an estimate for a repair but never disclosed there was a charge for the estimate. They billed the District \$145, and it is now in collections. The Board directed Mr. Walker and WSDM to resolve and negotiate the bill with Bulls Eye Plumbing.

11. Other Business

- a. Discuss 4138 Foxchase Way Access Point and Survey Proposals: Mr. Walker noted he has not received any additional bids. Director Espenlaub moved to authorize Mr. Walker to schedule the Survey for Spring when the weather is appropriate.
- b. Disposal of Excess Furniture etc. Stored in Barn: The Board discussed the disposal of excess furniture at a consignment store or donation.
- c. Community Survey with HOA: The Board discussed the HOA community survey conducted by Warren Management.
- d. Board Member feedback process through Kevin Walker: The Board discussed the board member feedback process through WSDM and Kevin Walker.
- e. Security at the Mail Kiosk: Director Stauch discussed an iron cage and fence security option for the mail kiosks. It was presented to the local USPS Supervisor, and they agreed to work together with the District. Director Stauch will pursue quotes.

12. Public Comment: There was no public comment.

13. Adjournment: The Board unanimously adjourned the meeting at 11:00 a.m.

Respectfully Submitted,

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 16, 2024 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.





**MINUTES OF ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD FEBRUARY 20, 2024
AT 6:00 P.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, February 20, 2024 at 6:00 p.m., at Cathedral Pines Lodge, 13975 Milam Rd, Colorado Springs, CO 80908 and virtually via video/teleconference.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch (excused absence)
Kevin Combs (excused absence)
Chris Meacham

Also in attendance were:

Kevin Walker, WSDM District Managers
Rebecca Harris, WSDM District Managers
Rylee DeLong, WSDM District Managers
Laura Gardner, The Gardner Law Office
Members of the Public

1. Call to Order: President Heeter called the meeting to order at 6:00 p.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.
3. President Heeter, Director Espenlaub, Director Meacham presented the attached annual meeting presentation to the Public in attendance.

Items discussed and covered included past and current public infrastructure projects, current financial status, current bond and debt status, past and current landscape status including trail maintenance, current district concerns (mail kiosks, road conditions, and pet waste on trails), past and current Lodge operations and bookings status, current status on nearby developments.

4. President Heeter formally thanked Director Espenlaub for all of his hard work on the trails throughout the community.
5. President Heeter requested community feedback on these items and directed them to the District website to sign up for emails to receive the Newsletter and other District announcements and community surveys.

6. Public Comment: The meeting was opened for public comment.

Member of the Public inquired about receiving the budget a week prior to the meeting along with the announcement. The Board stated that would be no problem moving forward.

Member of the Public inquired about irrigation project completed in 2023 and how the changes came about. President Heeter answered that the irrigation project was planned as best it could be as no one knew what was actually beneath the ground until we started digging. Once the project started that's when the contractor was able to confirm what was needed to upgrade the system.

Member of the Public inquired about decision to change the design of the trail to be added to the median. Other Members of the public commented on how much they love the change and addition as it get the residents off the side of the road. Director Espenlaub confirmed that there was extra gravel left over and rather than spending the cost to dispose of the gravel it was decided to repurpose and create a new walking trail for the community.

Member of the Public inquired about the WiFi issues occurring at the Lodge and electrical concerns not allowing multiple items plugged in. Once those items were addressed, they would love to have more business meetings there. President Heeter answered that the Board plans to look into re-wiring the electrical concerns and this is the first we are having issues with the WiFi which will be addressed as soon as possible.

Member of the Public inquired about the requirement for Event insurance. Mrs. Harris answered that the events being had at the Lodge that have a bounce house, petting zoo, etc. there needs to be additional coverage had and the Board decided to have the event holders to provide that coverage.

Member of the Public inquired about why we didn't reach out to volunteers from the community to help market the Lodge. President Heeter explained that would be great, but history has provided that unfortunately we don't have as many residents' volunteer and step up to assist in these matters but would love that contribution from the community. If we get volunteers, we will always welcome them and we do communicate these items through the newsletter.

Member of the Public inquired about the Metro district becoming a gated community if the Estates at Cathedral Pines is going to be gated, why can't we. Mrs. Harris explained that because of the development plan and definition of Metropolitan District being a Public Entity we have to remain open to the public. A gated community would require a change to the Development Plan which would impact the Metro District Service Plan.

Member of the Public inquired about the though process behind eliminating Warren Management and going directly to WSDM. President Heeter explained there was a modest financial benefit but more significantly there was a benefit to consolidating the management under on contact. There started to be too many hands in the pot and balls were getting dropped.

Several members of the Public expressed concerns on the Mail Box Kiosk issues. The Board addressed these concerns through the presentation and resources to reach out to at the USPS for issues directly related to mail delivery concerns.

7. Adjournment: The Board adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 20, 2024 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD FEBRUARY 28, 2024
AT 9:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Wednesday, February 28, 2024 at 9:00 a.m., virtually via video/teleconference.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch (excused absence)
Kevin Combs
Chris Meacham

Also in attendance were:

Kevin Walker, WSDM District Managers
Rebecca Harris, WSDM District Managers
Rylee DeLong, WSDM District Managers

1. Call to Order: President Heeter called the meeting to order at 9:04 a.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.
3. Discuss and appoint a committee for Mail Kiosk Issues: The Board discussed the issues with vandalism at the mail kiosk. The Board discussed appointing a committee to address the mail kiosk issue consisting of Ecton Espenlaub, Rick Stauch, and Brad Ausmus. President Heeter moved to officially appoint the committee to address the mail kiosk issues; seconded by Director Combs. Motion passed unanimously.
4. Discuss Replacement of Lodge Chairs: The Board discussed the replacement of Lodge chairs and the option of selling the old wood chairs to offset the cost to purchase a more comfortable replacement. The Board discussed waiting to purchase until the Lodge event revenue reaches \$100,000, and with the goal of making the cost completely offset by the sale of the old chairs except for the rolling racks.
5. Other Business: The Board discussed the proposed installation of dog waste stations on the trail. The estimated cost of the Dog Waste Stations is \$250 each. The Board discussed getting an estimate for the maintenance costs from the landscaper. President Heeter discussed the memorial benches and noted two residents committed to paying for a memorial bench. The Board discussed the poor conditions and potholes on Milam and President Heeter noted it has been reported to Chuck Deon with El Paso County. Ms. Harris discussed the mail kiosk cluster

box repair costs and insurance coverage details. The Board also discussed the option of relocating the mailboxes to the Lodge. This information will be reviewed by the committee.

6. Public Comment: There was no public comment.
7. Adjournment: Director Meacham moved to adjourn the meeting at 9:22 a.m.; seconded by Director Combs. Motion passed unanimously.

Respectfully Submitted,

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 28, 2024 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.



Cathedral Pines Metropolitan District

Balance Sheet

As of February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
ECB Debt Service Fund	139,926.21
ECB - General Fund New Reserve	50,000.00
ECB - General Fund New - Other	64,590.54
Total ECB - General Fund New	114,590.54
MM - CSAFE Bond Fund UMB	0.53
1071 - Bill.com Money In Clearing	1,750.33
Total Checking/Savings	256,267.61
Accounts Receivable	
Accounts Receivable	15,225.01
Total Accounts Receivable	15,225.01
Other Current Assets	
Prop Tax Rec - Debt Svc	296,414.19
Prop Tax Rec - Gnl Fund	331,286.33
Total Other Current Assets	627,700.52
Total Current Assets	899,193.14
Fixed Assets	
Community Center	
Accum Depreciation	-666,235.00
Original Cost	1,328,384.00
Total Community Center	662,149.00
Equipment	
Accum Depreciation	-2,401.00
Equipment - Other	13,922.00
Total Equipment	11,521.00
Parks, Trails & Monument	
Accum Depreciation	-687,633.00
Parks, Trails & Monument - Other	1,006,154.88
Total Parks, Trails & Monument	318,521.88
Streets, Signs & Lights	60.92
Total Fixed Assets	992,252.80
TOTAL ASSETS	1,891,445.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	24,025.81
Total Accounts Payable	24,025.81
Other Current Liabilities	
Accrued Interest - DSvc	17,779.00
Deferred Revenue - Lodge Events	38,150.75
Deferred Prop Tax - DSvc	296,414.19
Deferred Prop Tax - Gnl	331,286.33
Damage Deposits- Lodge Events	750.00
Total Other Current Liabilities	684,380.27
Total Current Liabilities	708,406.08

11:45 AM

03/13/24

Accrual Basis

Cathedral Pines Metropolitan District

Balance Sheet

As of February 29, 2024

	Feb 29, 24
Long Term Liabilities	
Bonds Payable 2016	
Bond Premium 2016	
A/A Bond Premium 2016	-122,598.36
Bond Premium 2016 - Other	414,881.70
Total Bond Premium 2016	292,283.34
Bonds Payable 2016 - Other	4,260,000.00
Total Bonds Payable 2016	4,552,283.34
Total Long Term Liabilities	4,552,283.34
Total Liabilities	5,260,689.42
Equity	
Debt Svc / Cap Proj Funds	155,805.00
General Fund-Restricted	8,054.00
General Fund-Unrestricted	33,873.00
Gov't Wide Fund Balance	-3,628,512.79
32000 - Retained Earnings	83,628.63
Net Income	-22,091.32
Total Equity	-3,369,243.48
TOTAL LIABILITIES & EQUITY	1,891,445.94

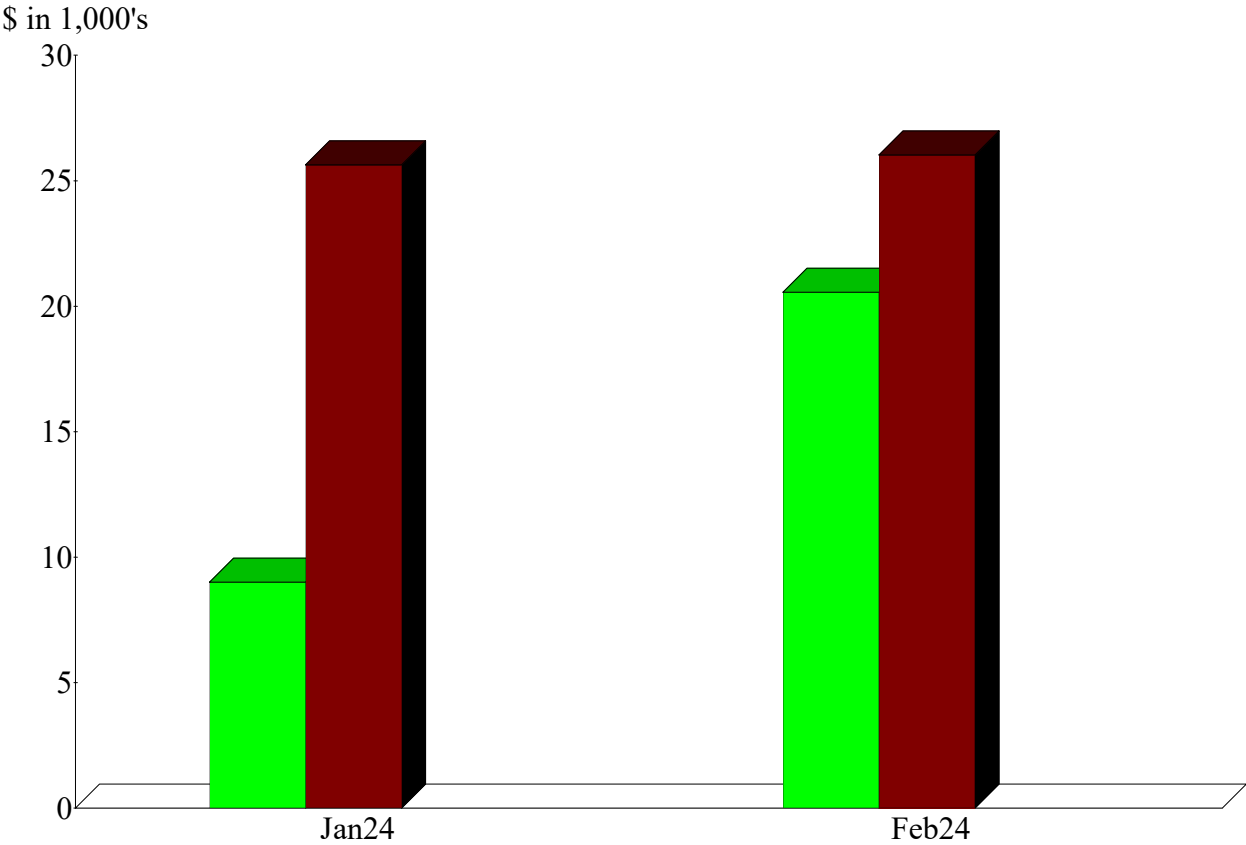
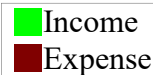
Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through February 2024

	TOTAL				
	Feb 24	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-100 · GF INCOME					
1-105 · GF Prop Tax Revenue	1,594.67	1,594.67	55,480.16	-53,885.49	2.87%
1-110 · Specific Ownership Taxes	5,174.72	5,174.72	7,358.50	-2,183.78	70.32%
1-120 · Rental Income - Lodge Events	11,775.00	20,150.00	13,000.00	7,150.00	155.0%
1-127 · Rental Income - Shed	0.00	0.00	2,000.00	-2,000.00	0.0%
Total 1-100 · GF INCOME	18,544.39	26,919.39	77,838.66	-50,919.27	34.58%
2-100 · DS INCOME					
2-105 · DS Prop Tax Revenue	1,426.81	1,426.81	49,640.00	-48,213.19	2.87%
2-130 · DS Interest Income	587.09	1,223.38	250.00	973.38	489.35%
Total 2-100 · DS INCOME	2,013.90	2,650.19	49,890.00	-47,239.81	5.31%
Total Income	20,558.29	29,569.58	127,728.66	-98,159.08	23.15%
Expense					
1-1000 · SERVICES					
1-1005 · Audit	0.00	0.00	1,600.00	-1,600.00	0.0%
1-1010 · Management Expense	7,188.70	14,188.70	14,000.00	188.70	101.35%
1-1012 · Meeting Expense	263.90	263.90			
1-1020 · Legal Fees	187.50	875.00	2,500.00	-1,625.00	35.0%
Total 1-1000 · SERVICES	7,640.10	15,327.60	18,100.00	-2,772.40	84.68%
1-2000 · LODGE					
1-2001 · Lodge Management	3,500.00	6,950.00	7,000.00	-50.00	99.29%
1-2005 · Advertising/ Website	1,750.00	3,500.00	3,500.00	0.00	100.0%
1-2020 · Event Supplies	53.38	477.65	666.66	-189.01	71.65%
1-2025 · Cleaning	0.00	760.00	833.32	-73.32	91.2%
1-2030 · Repairs and Maintenance	2,498.50	6,370.44	1,666.66	4,703.78	382.23%
1-2035 · Utilities	1,458.36	2,842.30	1,666.66	1,175.64	170.54%
1-2040 · Security	231.61	463.22	416.66	46.56	111.18%
1-2043 · Capital Improvements - O&M	0.00	0.00	583.32	-583.32	0.0%
1-2044 · Landscape Maintenance	3,334.00	3,334.00	2,000.00	1,334.00	166.7%
1-2045 · Snow Removal	256.00	448.00	1,666.66	-1,218.66	26.88%
1-2050 · Trash	275.56	551.12	500.00	51.12	110.22%
1-2055 · Telephone	204.99	409.98	416.66	-6.68	98.4%
1-4030 · Lodge Contingency	0.00	0.00	1,666.66	-1,666.66	0.0%
Total 1-2000 · LODGE	13,562.40	26,106.71	22,583.26	3,523.45	115.6%
1-3000 · GF EXPENSES					
1-3002 · License & Fees	676.60	676.60			
1-3005 · Landscape Maintenance	1,213.00	4,547.00	10,833.32	-6,286.32	41.97%
1-3008 · Landscape Upgrade	0.00	0.00	8,333.32	-8,333.32	0.0%
1-3010 · Repair & Maintenance - O&M	0.00	0.00	3,333.32	-3,333.32	0.0%
1-3015 · Snow Removal - O&M	2,885.91	4,957.67	1,666.66	3,291.01	297.46%
1-3020 · Utilities - O&M	0.00	0.00	2,500.00	-2,500.00	0.0%
1-3035 · GF - Contingency	0.00	0.00	1,666.66	-1,666.66	0.0%
Total 1-3000 · GF EXPENSES	4,775.51	10,181.27	28,333.28	-18,152.01	35.93%

Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through February 2024

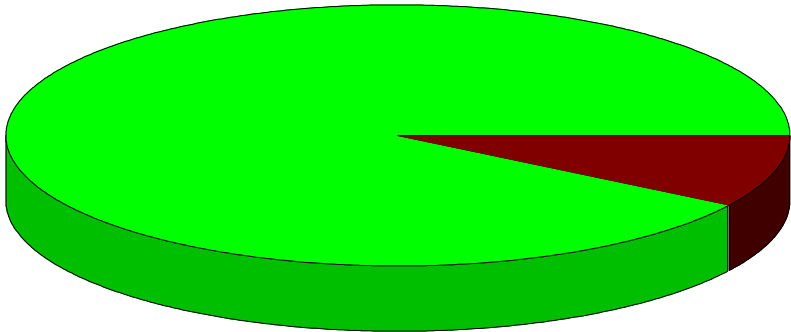
TOTAL					
	Feb 24	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
1-4000 · OTHER					
1-4010 · Insurance/ Fees	0.00	0.00	2,250.00	-2,250.00	0.0%
1-4015 · Office Expenses	0.00	0.00	166.66	-166.66	0.0%
1-4020 · Collection Fee GF(Treasurer)	23.92	23.92	832.16	-808.24	2.87%
1-4000 · OTHER - Other	0.00	0.00	633.32	-633.32	0.0%
Total 1-4000 · OTHER	23.92	23.92	3,882.14	-3,858.22	0.62%
2-1000 · DS EXPENSES					
2-1005 · Trustee Fees	0.00	0.00	133.32	-133.32	0.0%
2-1010 · Collection Fee DS (Treasurer)	21.40	21.40	744.66	-723.26	2.87%
2-1015 · Bond Principal Pmts	0.00	0.00	14,166.66	-14,166.66	0.0%
2-1030 · Interest Expense DS	0.00	0.00	35,058.34	-35,058.34	0.0%
Total 2-1000 · DS EXPENSES	21.40	21.40	50,102.98	-50,081.58	0.04%
Total Expense	26,023.33	51,660.90	123,001.66	-71,340.76	42.0%
Net Ordinary Income	-5,465.04	-22,091.32	4,727.00	-26,818.32	-467.34%
Net Income	-5,465.04	-22,091.32	4,727.00	-26,818.32	-467.34%

Income and Expense by Month
January through February 2024



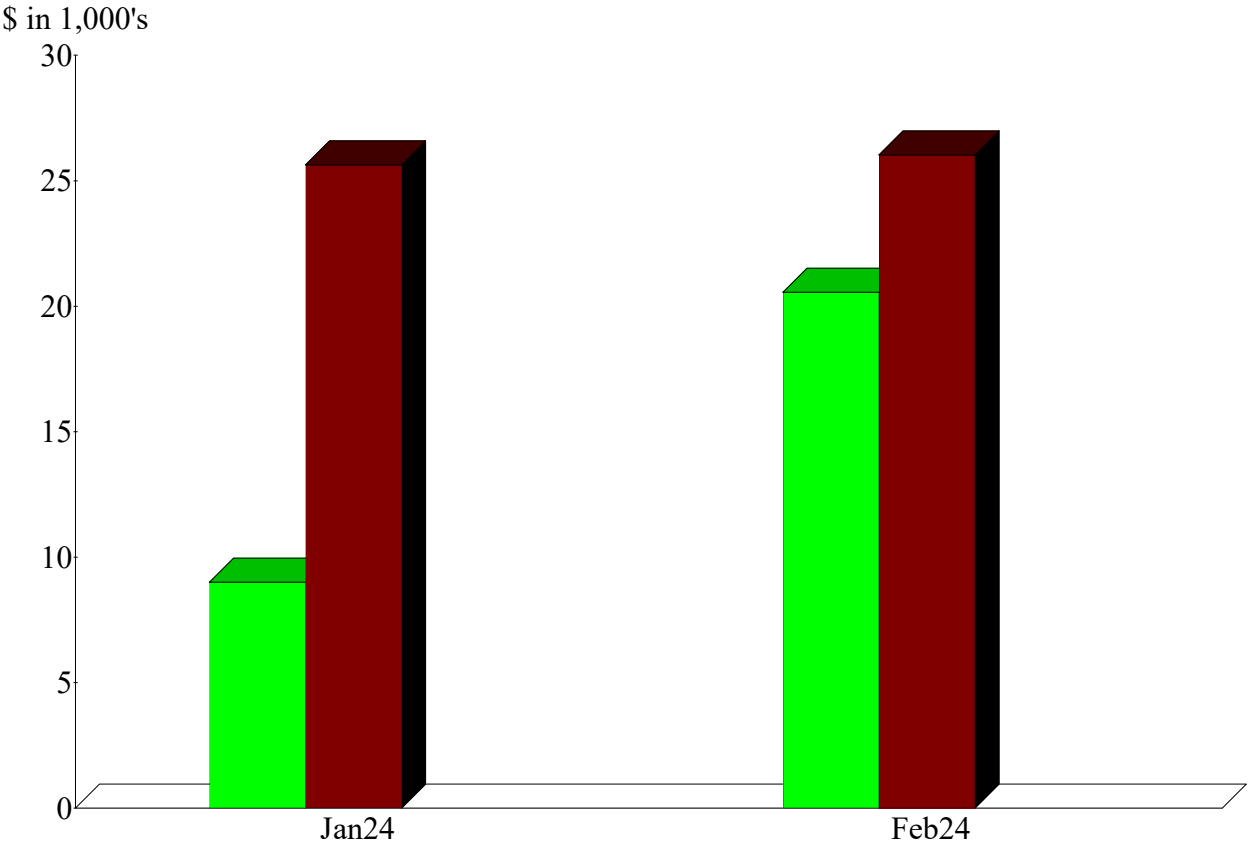
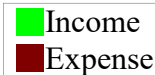
Income Summary
January through February 2024

1-100 · GF INCOME	91.04%
2-100 · DS INCOME	8.96
Total	\$29,569.58



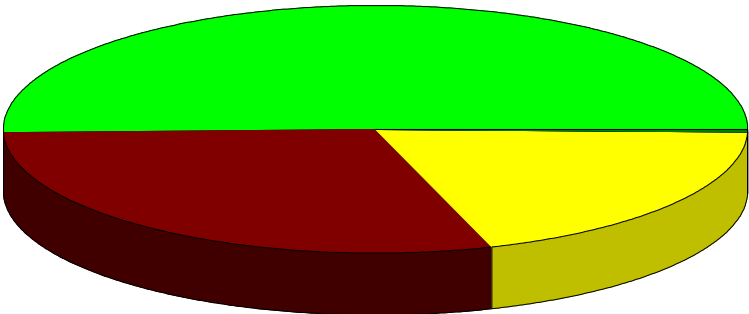
By Account

Income and Expense by Month
January through February 2024



Expense Summary
January through February 2024

1-2000 · LODGE	50.53%
1-1000 · SERVICES	29.67
1-3000 · GF EXPENSES	19.71
1-4000 · OTHER	0.05
2-1000 · DS EXPENSES	0.04
Total	\$51,660.90



By Account



Cathedral Pines Metropolitan District
PAYMENT REQUEST
2/21/2024
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
A Cut Above Lawn Service	30183	12/30/2023	\$ 3,329.83	
Barnhart Pump Co	8065	2/13/2021	\$ 1,405.27	
Black Hills Energy	5715886192	2/5/2024	\$ 417.60	Auto Pay
EE Cleaning	11054	1/31/2024	\$ 380.00	
Fountain Valley Mechanical	73989	1/18/2024	\$ 543.23	
LandTech	8065	2/14/2024	\$ 1,821.41	
LandTech	7910	2/7/2024	\$ 1,320.50	
LandTech	7757	1/31/2024	\$ 3,334.00	
LandTech	7758	2/5/2024	\$ 3,334.00	
LandTech	7682	1/30/2024	\$ 763.00	
Meridian Fire & Security	32755060	2/12/2024	\$ 550.00	
Mountain View Electric	360501	1/17/2024	\$ 38.73	Utilities - O&M
Mountain View Electric	360601	1/17/2024	\$ 59.00	Utilities - O&M
Mountain View Electric	404701	1/17/2024	\$ 45.14	Utilities - O&M
Mountain View Electric	103043401	1/17/2024	\$ 574.99	Utilities - Lodge
Mountain View Electric	103045401	1/17/2024	\$ 41.93	Utilities - O&M
Mountain View Electric	103047401	1/17/2024	\$ 37.62	Utilities - O&M
Mountain View Electric	103051401	1/17/2024	\$ 41.69	Utilities - O&M
Mountain View Electric	103051901	1/17/2024	\$ 37.87	Utilities - O&M
Mountain View Electric	103161601	1/17/2024	\$ 39.22	Utilities - O&M
Mountain View Electric	103162001	1/17/2024	\$ 47.97	Utilities - O&M
Mountain View Electric	103470800	1/17/2024	\$ 39.00	Utilities - O&M
Mountain View Electric	103484500	1/17/2024	\$ 46.00	Utilities - O&M
Mountain View Electric	103470400	1/17/2024	\$ 39.00	Utilities - O&M
Rebecca Harris	22024	2/20/2024	\$ 53.38	Annual Meeting Pizza Cost
SDA	22024	2/20/2024	\$ 676.60	
Stratus IQ	7699	2/1/2024	\$ 204.99	
The Gardner Law Office	10291	1/15/2024	\$ 687.50	
TWM	107668	2/1/2024	\$ 1,750.00	
Waste Connection	4936106V315	2/1/2024	\$ 275.56	Auto Payment
William Heeter	12324	1/23/2024	\$ 67.97	Annual Meeting Supplies
WSDM District Managers	7846	1/31/2024	\$ 7,000.00	
TOTAL			\$ 29,003.00	

TOTAL \$ 29,003.00

Director _____

Eastern Colorado Bank Before Draw	\$ 139,339.12
This Months Payables	\$ (29,003.00)
Eastern Colorado Bank After Draw	\$ 110,336.12

Cathedral Pines Metropolitan District
PAYMENT REQUEST
3/12/2024
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Black Hills Energy	5715886192	3/5/2024	\$ 318.88	Auto Pay
LandTech	8283	3/1/2024	\$ 3,334.00	
LandTech	8210	2/20/2024	\$ 1,213.00	
Mountain View Electric	360501	2/21/2024	\$ 38.86	Utilities - O&M
Mountain View Electric	360601	2/21/2024	\$ 59.00	Utilities - O&M
Mountain View Electric	404701	2/21/2024	\$ 41.07	Utilities - O&M
Mountain View Electric	103043401	2/21/2024	\$ 530.12	Utilities - Lodge
Mountain View Electric	103045401	2/21/2024	\$ 42.06	Utilities - O&M
Mountain View Electric	103047401	2/21/2024	\$ 37.50	Utilities - O&M
Mountain View Electric	103051401	2/21/2024	\$ 40.21	Utilities - O&M
Mountain View Electric	103051901	2/21/2024	\$ 37.87	Utilities - O&M
Mountain View Electric	103161601	2/21/2024	\$ 39.22	Utilities - O&M
Mountain View Electric	103162001	2/21/2024	\$ 47.85	Utilities - O&M
Mountain View Electric	103470800	2/21/2024	\$ 43.00	Utilities - O&M
Mountain View Electric	103484500	2/21/2024	\$ 45.00	Utilities - O&M
Mountain View Electric	103470400	2/21/2024	\$ 39.00	Utilities - O&M
Stratus IQ	7699	3/1/2024	\$ 204.99	
The Gardner Law Office	10306	2/15/2024	\$ 187.50	
TWM	107671	3/1/2024	\$ 1,750.00	
Waste Connection	4936106V315	2/1/2024	\$ 275.56	Auto Payment
William Heeter	31224	3/12/2024	\$ 369.05	Annual Meeting Supplies
WSDM District Managers	7890	2/29/2024	\$ 7,188.70	
TOTAL			\$ 15,882.44	

TOTAL \$ 15,882.44

Director _____

Eastern Colorado Bank Before Draw	\$ 139,926.21
This Months Payables	\$ (15,882.44)
Eastern Colorado Bank After Draw	\$ 124,043.77



Lodge Traffic February 2024

Venue Tours

#	<u>Tour Name</u>	<u>Tour Date</u>	<u>Schedule Method</u>	<u>Event Type</u>	<u>Desired Date</u>	<u>Anticipated Guest Count</u>	<u>Booked?</u>	<u>Date Booked</u>	<u>Notes</u>
1	Hayley Suppes	February 1, 2024	Website	Wedding	April 23, 2024	125-150	No	-	Went in another direction
2	Joey Beck	February 1, 2024	Website	Wedding	October 13, 2024	60-80			
3	Adin Schwenke	February 1, 2024	Website	Wedding	End of July 2024	250	Yes	July 29, 2024	-
4	Sherri Taylor	February 3, 2024	Phone Call	Wedding	September 2024		No	-	Went in a different direction
5	Keri Spriggs	February 3, 2024	Website	Wedding	July 2024	250	-	-	Second tour, bride's family
6	Kate Van Zyl	February 7, 2024	Website	Wedding	April 18, 2024	30	-	-	Asked to reschedule due to illness, no response
7	Emily Balch	February 8, 2024	Website	Wedding	May 25, 2024	100	No	-	Went in another direction
8	Jennifer Best	February 10, 2024	Website	Wedding	End of September/ Beginning of October 2025	25	-	-	Canceled tour due to weather
9	Dustin Stauffer	February 10, 2024	Website	Wedding	Summer 2024 (June or August)	85-100			Rescheduled for February 17 due to weather
10	Alyssa Evans	February 11, 2024	Website/ Email	Wedding	June 8 or 15, 2024	75	Yes	June 15, 2024	Deciding between us and another venue

11	Sarah Barkdull	February 11, 2024	Website	Wedding	July 1, 2024	50	-	-	Canceled tour due to weather
12	Maria Paterno	February 17, 2024	Website	Wedding	Spring or Fall 2025	100	No	-	Went in different direction
13	Dawn Cano	February 17, 2024	Website	Wedding	August 23, 2025	75-100			Touring for bride who is out of state
14	Molly	February 17, 2024	Website	Wedding	July 2025	around 100	-	-	Canceled tour due to weather
15	Corinne Mattingly	February 20, 2024	Website	Wedding	Mid to late august, early to mid september	125	No	-	Too small, went in another direction
16	Drew Short	February 25, 2024	Website	Wedding	May or September	100-150	Tentative Yes		Military Discount
17	Jasmine Tolentino	February 25, 2024	Website	Wedding	April 13 or 27, 2025	50-75	-	-	No Show
18	Chelsea Barger	February 25, 2024	Website	Wedding	August 2026	120	Tentative Yes	-	
19	Sarah Barkdull	February 25, 2024	Website	Wedding	July 2, 2024	40	Tentative Yes		Reschedule from February 11, 2024

Resident Tours

Tour Name	Tour Date	Event Date	Resident Sponsor
Kristine Cady	February 10, 2024	May 4, 2024	Josh Erickson

Resident Events

Event Name	Event Date	Event Type	Resident Sponsor
Resident Miller Event	February 24, 2024	Business Meeting	Ruth Miller

Outside Events

Event Name	Event Date	Event Type	Rental Type
Ingargiola Wedding	February 18, 2024	Wedding	Venue Only

Community Events

Event Type	Event Date	Resident Sponsor
HOA/ACC Meeting	February 6, 2024	HOA
HOA Bunco Night	February 14, 2024	HOA/Lori O'Neil
Metro Board Meeting/Annual Meeting	February 20, 2024	Metro Board

Bookings

Event Type	Renter Name	Event Date	Rental Type	Resident Sponsor	Date Booked	Tour Date
Wedding	Kristine Cady & Ross Turner	May 4, 2024	Venue Only	Josh Erickson	February 14, 2024	February 10, 2024
Wedding	Hurtado Ureno/Lenig Wedding	October 5, 2024	AIP	-	February 23, 2024	January 13, 2024
Wedding	Levi Necker & Kadie Jones	October 14, 2024	Venue Only	-	February 24, 2024	January 14, 2024
Wedding	Alyssa Evans & Nick Crouch	June 15, 2024	Venue Only	-	February , 2024	February 11, 2024



Monthly Online Report

February 2024



Executive Summary

Dear The Lodge at Cathedral Pines,

It is our great privilege to support you in your online efforts. Some of the key highlights last month were:

- Increased website sessions by 60%
- Continued to recognize significant traffic growth to key cornerstone pages
- Generated over 15,470 impressions on Pinterest

We look forward to continue executing on our online marketing plan, as we continue to remain focused on developing strategic value for you through technology.

In an effort to represent you with excellence, we will be providing these reports on a monthly basis. With that said, please find the activities and progress report, and this month's preview.

Respectfully,
Travis Mark

Google Analytics v4: Overview

Account: The Lodge at Cathedral Pines | Traffic channel: All | Filter: All Users | Period: 01 Feb - 29 Feb, 2024

Sessions

2.5K

The number of sessions within the date range

New Sessions

87.23%

An estimate of the percentage of first time visits

Pages / Sessions

1.48

The average number of pages viewed during a session

Engagement Rate

30.22%

The percentage of engaged sessions

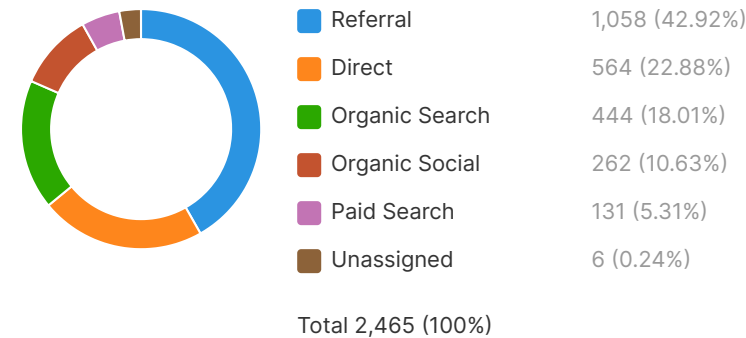
Avg. Session Duration

00:01:20

The average length of a Session

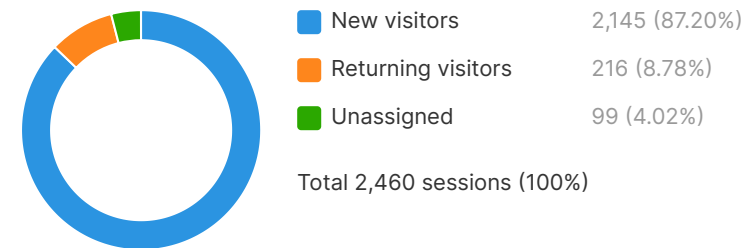
Google Analytics v4: Top Traffic Channels by Sessions

Account: The Lodge at Cathedral Pines | Filter: All Users | Period: 01 Feb - 29 Feb, 2024



Google Analytics v4: New Vs Returning Visitors

Account: The Lodge at Cathedral Pines | Traffic channel: All | Period: 01 Feb - 29 Feb, 2024



Google Analytics v4: Top Pageviews

Account: The Lodge at Cathedral Pines | Traffic channel: All | Period: 01 Feb - 29 Feb, 2024

No.	Page	Pageviews ▼	Avg. Time on Page	Sessions	Engaged sessions
1	/	1,926 (53.04%)	00:28	1,791 (72.83%)	537 (72.27%)
2	/wedding-venue-colorado-springs/	841 (23.16%)	00:53	648 (26.35%)	446 (60.03%)
3	/event-venue/	216 (5.95%)	00:30	194 (7.89%)	167 (22.48%)
4	/all-inclusive-wedding-venues-colorado-springs/	159 (4.38%)	00:36	152 (6.18%)	34 (4.58%)
5	/wedding-venue-colorado-springs/wedding-images/	129 (3.55%)	01:20	121 (4.92%)	111 (14.94%)



No.	Page	Pageviews ▼	Avg. Time on Page	Sessions	Engaged sessions
6	/contact-us/	109 (3.00%)	00:53	81 (3.29%)	69 (9.29%)
7	/special-occasions/	72 (1.98%)	00:39	59 (2.40%)	54 (7.27%)
8	/cathedralpineslodge.com	69 (1.90%)	00:00	70 (2.85%)	0 (0.00%)
9	/family-events/	40 (1.10%)	00:35	36 (1.46%)	32 (4.31%)
10	/colorado-meeting-venue/	16 (0.44%)	00:23	18 (0.73%)	11 (1.48%)

Google Analytics: Referrals

Account: The Lodge at Cathedral Pines | View: All Web Site Data | Segment: All Users | Period: 01 Feb - 29 Feb, 2024

No.	Source	Users ▼	New Users	Sessions	Bounce Rate	Pages / Session	Avg. Session Duration
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Google Business Profile: Impressions (Overview)

Location: The Lodge at Cathedral Pines (13977 Milam Rd, Colorado Springs, 80908) | Period: 01 Feb - 29 Feb, 2024

Impressions Desktop Maps

96

Business impressions on Google Maps on Desktop devices.

Impressions Desktop Search

278

Business impressions on Google Search on Desktop devices.

Impressions Mobile Maps

332

Business impressions on Google Maps on Mobile devices.

Impressions Mobile Search

1.0K

Business impressions on Google Search on Mobile devices.

This month's preview

Some of the key focus areas and activities we will be working on this month are:

- Develop new website content
- Monitor Google Core Algorithm update and process necessary site updates
- Create and implement PPC campaigns
- Continue developing and delivering content to social channels

Lodge Traffic February 2024

Venue Tours

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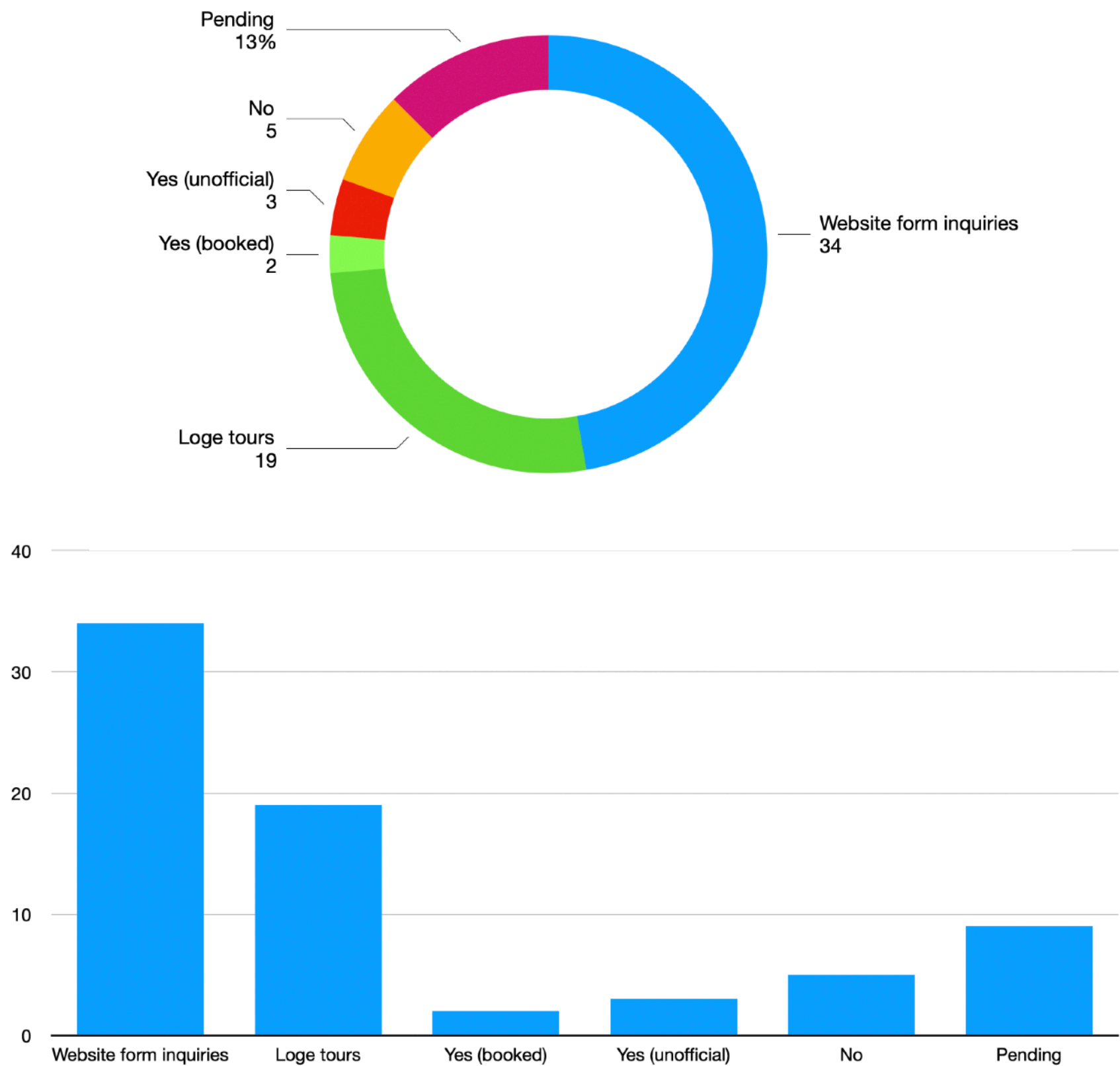
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Wedding	Levi Necker & Kadie Jones	October 14, 2024	Venue Only	-	February 24, 2024	January 14, 2024
Wedding	Alyssa Evans & Nick Crouch	June 15, 2024	Venue Only	-	February , 2024	February 11, 2024

Lodge Traffic February 2024





Sign and Approve

 Print

 Download

Finance Your Home Project

PAYMENTS STARTING FROM

\$216/month

Get Started

Checking rates won't affect credit score



ESTIMATE

DONE RIGHT PAINTING AND CONSTRUCTION Estimate #

0303 S Dryden Way

Colorado Springs, CO 80917

Blake (719) 551-2123 (tel:(719) 551-2123)

4744840@donerightpaintingcs.com (mailto:drp@donerightpaintingcs.com)

Date

cathedral pines

02/09/2024

Description	Total
STAINED BEAMS IN FRONT	\$7,790.00
1. Pick up materials.	
2. Set up tools and materials.	
EAST SIDE PILLARS	
1. Strip off top layer of old stain and sealer. Only on all sides of the beams the A frame beams. Then sand down to stainable wood.	
2. Clean wood.	
3. Two coat application of oil based semi transparent matching color stain, 3 products we use to choose from.	
4. Final clean up and inspection of work, touch up if necessary.	
We believe that the ceilings do not need to be worked on and would encourage you to not do those.	
IT IS ENCOURAGED TO RECOAT STAINED WOOD ABOUT EVERY 5 YEARS. OUR WARRANTY IS FOR 5 YEARS TO RECOAT THE SAME SURFACES THAT ARE STAINED. 15% OFF THAT PRICE AT THAT TIME.	
GREEN METAL WINDOW TRIM	\$5,880.00
1. Scrape chopping paint, sand and clean all green window trim.	
2. Mask windows and around the windows.	
3. Paint all metal trim on windows two coat application of DTM direct to metal paint by Sherwin Williams. Paint trim with a fine finish.	

- 4. Unmask windows.
- 5. Walk around project and touch up if necessary.
- 6. Leave touch up paint and stain.

5 year warranty.

Subtotal	\$13,670.00
Total	\$13,670.00

CATHEDRAL PINES/ WSDM



JOB SITE

WSDM_Cathedral Pines_Comm-Ext

13977 Milam Rd
Colorado Springs, CO 80908
719-447-4840
rylee.d@wsdistricts.co

PREPARED BY

Doug Leskee
Commercial Sales Associate
(719) 388-3711
dleskee@certapro.com



CLIENT

WSDM District Managers

614 N Tejon St
Colorado Springs, CO 80903
719-447-4840

CLIENT CONTACTS

Rylee DeLong
Assistant District Manager
W: 719-447-4840
M: 719-653-1534
E: rylee.d@wsdistricts.co
614 N Tejon St
Colorado Springs, CO 80903

PRICING:

Subtotal:	\$4,721.00
Total:	\$4,721.00
Balance	\$4,721.00

GENERAL SCOPE OF WORK

Scope of Work

This proposal is to paint the metal support brackets, windows and stain the wood beams and soffits for the Cathedral Pines community building. We will only be painting the three sides of the beams (not backsides) and only the soffits nearest the outsides (not the inside part of the soffits closest to the building). This quote is to stain the main entrance (E side) and S sides "A" frames. We will NOT be painting the bricks, fascia, roof, doors, or anything else not mentioned above.

Prep

We will power wash the buildings prior to painting. We will spend a lot of time on thoroughly prepping the each building which is important to making sure the paint lasts several years.

Color/Paint

We will paint using **Sherwin-Williams SuperDeck or Woodscapes in a Semi-Gloss sheen**. The colors may change slightly from their current colors and be determined and agreed up with Cathedral Pines prior to the project beginning.

Option

*\$3,521 for the E Facing "A" frame and the window frames
*\$1,200 for additional S Facing "A" frame

SURFACE PREPARATION

STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note** Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.

- Full recaulking if caulk is not failing or missing.
- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

ADDENDUM - ALL PICTURES



NOTES

- **CUSTOMER SERVICE COMMITMENT:** The goal for this job is to provide the best customer experience possible. This is accomplished by making the client part of the process with daily updates and by providing excellent communication, by doing things right the first time and by respecting your property and your home. We recognize that we are guests.
- Once the painting project starts, the crew will be your main point of contact. They can take care of everything pertaining to scope of work and missed spots.
- The crew chief will meet with you at the beginning of the project to review the scope of work and color selections.
- We will communicate with you to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, we will have you do a final inspection called the Pride Walk with the crew to make sure that you are completely satisfied with the completed project.

ADDITIONAL NOTES

PICKING YOUR COLORS

Selecting the best colors for you is very important but can be challenging. We want you to spend enough time selecting the best color for you. The internet (Pinterest, Houzz, etc) is a good place to get started. If you select CertaPro Painters for your paint project you are then allowed to pick up 3 free samples from your nearest Sherwin-Williams store. We also can provide a free color consultation if you need one. Once you have made your selection, we will need to color

name, color number, and sheen that you would like us to use. Color choices should be given to CertaPro no later than 5 days before your projects start date to avoid delays.

ROTTING WOOD

If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

SIGNATURES

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

☐ By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively “CertaPro”), taking photographs and video of the property identified in this Proposal (the “Content”). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property’s owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property’s owner, may have in connection with the Content.

Customer Initials

Date

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of SellerCertaPro Painters of Colorado Springs, CO

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse.
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

FORM / PROPOSAL

AMC Painting LLC
3923 Maizeland Rd
Colorado Springs, CO 80909
info@amcpainting.com
(719) 574-3018

For: Metropolitan District Cathedral Pines

Job Address: 13977 Milam Road
Colorado Springs, CO 80908
rylee.d@wsdistricts.co
(719) 653-1534

Job Id 2401-5276461-01

Proposal Date 02/08/2024

Proposal Amount

\$2,500.00

Description**1 PREP - EXT - DECK - SAND**

Prior to Stain/Paint, a light power wash will be done to remove dirt and debris. Prep beams/posts by scraping areas that are chipping as well as lightly sanding before stain is applied.

2 STAIN - EXT

Stain/Paint beams, post and soffit on the south side of the covered parking area.

3 STAIN - SIKKENS

Sikkens Proluxe Cetol Stain is a special oil and alkyd resin combination, for use on a variety of exterior wood surfaces. Used on Siding, Decks, Wall shakes, Wall shingles and Fences.
Supplier: Sherwin Williams

Total**\$2,500.00****Customer Signature:**

Signature

Signature Date

Note:

Prep and stain beams post and soffits on north side. \$1,900

Stain Doors. \$400 per door

Prep and stain Large ceiling area on south side covered parking area. \$3,500

Paint metal on beams and post on the north side. \$800





Proposal

Tall Timbers Tree Service

PO Box 62372
Colorado Springs, CO 809
719-528-8141

Cathedral Pines 20240304-1

Monday, March 4, 2024

Cathedral Pines

WSDM District Managers
614 N Tejon St.
Colorado Springs, CO 80903
Phone:(719) 266-3189 Rebecca

Salesperson: Brad Williams

7195288141

brad@talltimberstreeservice.com

Worksite: Milam Rd

Colorado Springs, CO 80908

#	Item	Description	Qty	Cost
1	Brush	Brush clean up Spring 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
2	Brush	Brush clean up Spring 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
3	Brush	Brush clean up Spring 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
4	Brush	Brush clean up Spring 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day. Half Day	1	\$1,200.00
5	Brush	Brush clean up Spring 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
6	Brush	Brush clean up Fall 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
7	Brush	Brush clean up Fall 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
8	Brush	Brush clean up Fall 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street. No lumber or trash. Price per day.	1	\$1,200.00
9	Brush	Brush clean up Fall 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street.	1	\$1,200.00



TALL TIMBERS

TREE & SHRUB SERVICE

Proposal

Tall Timbers Tree Service

PO Box 62372
Colorado Springs, CO 809
719-528-8141

10	Brush	No lumber or trash. Price per day. Brush clean up	1	\$1,200.00
		Fall 2024 - Cathedral Pines Brush clean up. Chipping branches and raw woody material only, stacked by homeowners on side of street.		
		No lumber or trash. Price per day.		

Subtotal: \$12,000.00

Tax: \$0.00

Signature

Date

Total: \$12,000.00

The price listed is valid for 60 days from the proposal date. Effective March 1, 2023: Payments made with a credit card will incur a 3.5% processing fee.