Solterra Townhome Meeting

April 30, 2019

Welcome & Please Sign In

Meeting Purpose

Provide information to the Townhome Owners in our Community

Meeting Scope

Information related to outside maintenance within your property line

Questions

Meeting Objective

1. Explain How Solterra is organized
    a. Filings
    b. Districts
2. Review the Standard Acceptance Process
3. Review the contractual agreements with Cardel and associated fees
4. Answer homeowner questions

Question Guidelines

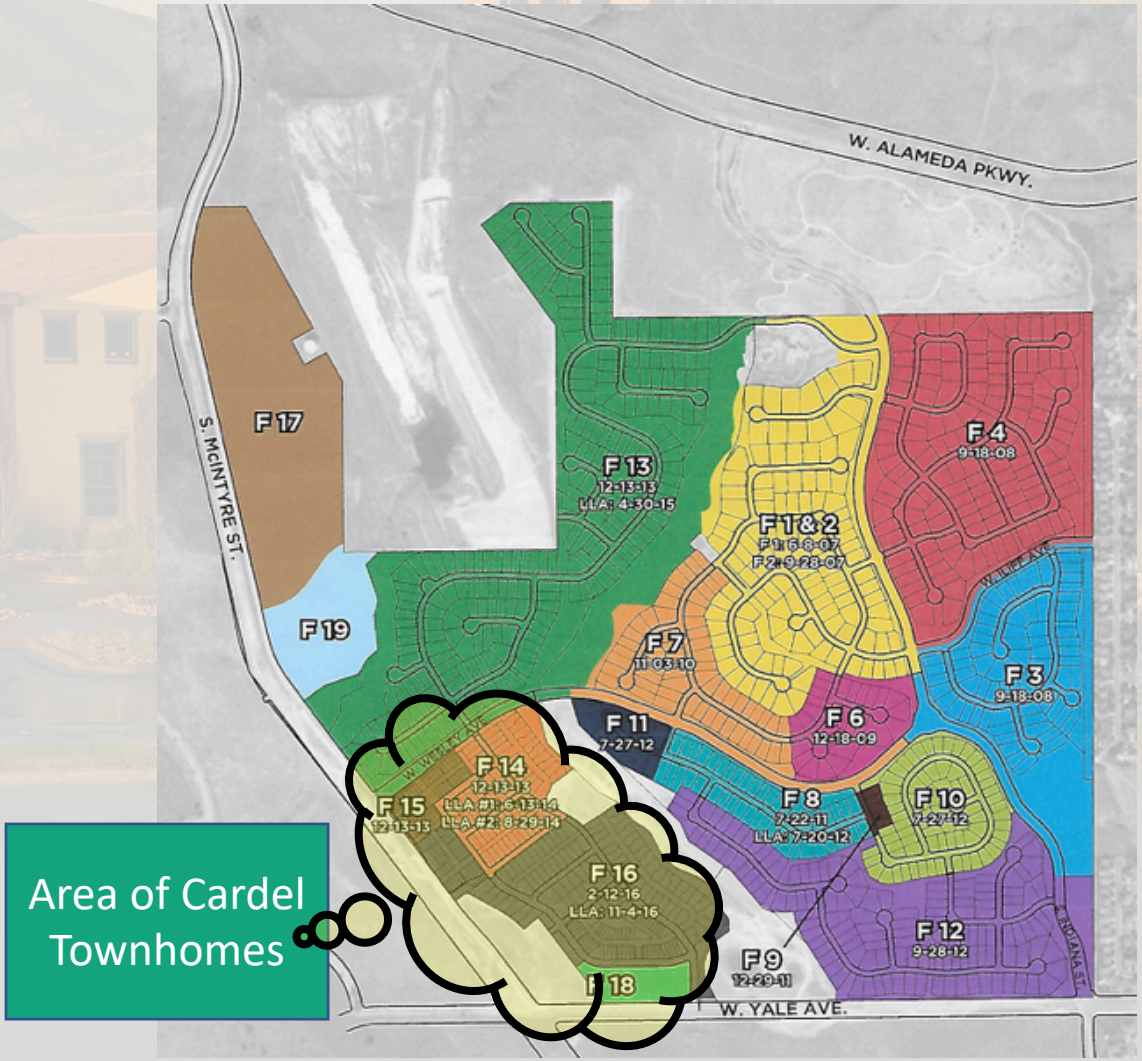
- We will allocate specific times for questions
- Indicate question by raising hand
- Please indicate your name and how long you have lived in your townhome
- Questions outside the meeting's topic will be captured for a response at a later date or posted on Solterra-Connect
- We may not be able to address all questions
- If the meeting becomes disrespectful, the meeting will end.

How Solterra is Organized

Solterra Geographical Organization Filings

Filing 15
Cardel Townhomes

Filing 16
Cardel Townhomes
Brookfield Residential



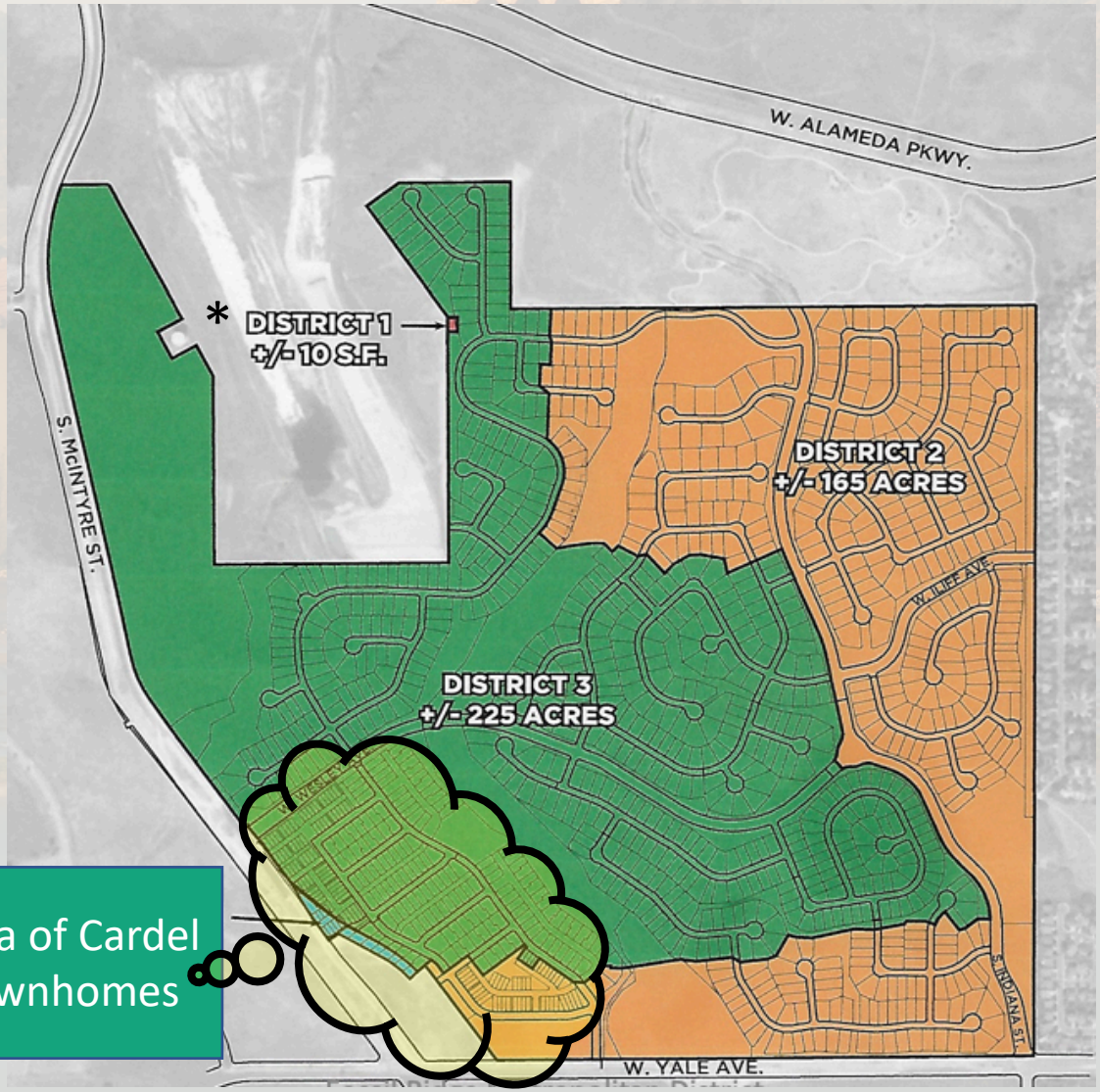
Solterra Geographical Organization Districts

District 1 Board (Services)
Tom Waterman
Craig Brown
Kim Hussey
Dave McGraw
Terry Larson

District 2 Board (Funding)
Dave McGraw
Terry Larson
Andy Martin
Ted Michelsen
Tom Waterman

District 3 Board (Funding)
Craig Brown
Kim Hussey
Mike McCleary
Libby Anglin
Aaron Hochstein

* District 1: Includes 53 residences not shown

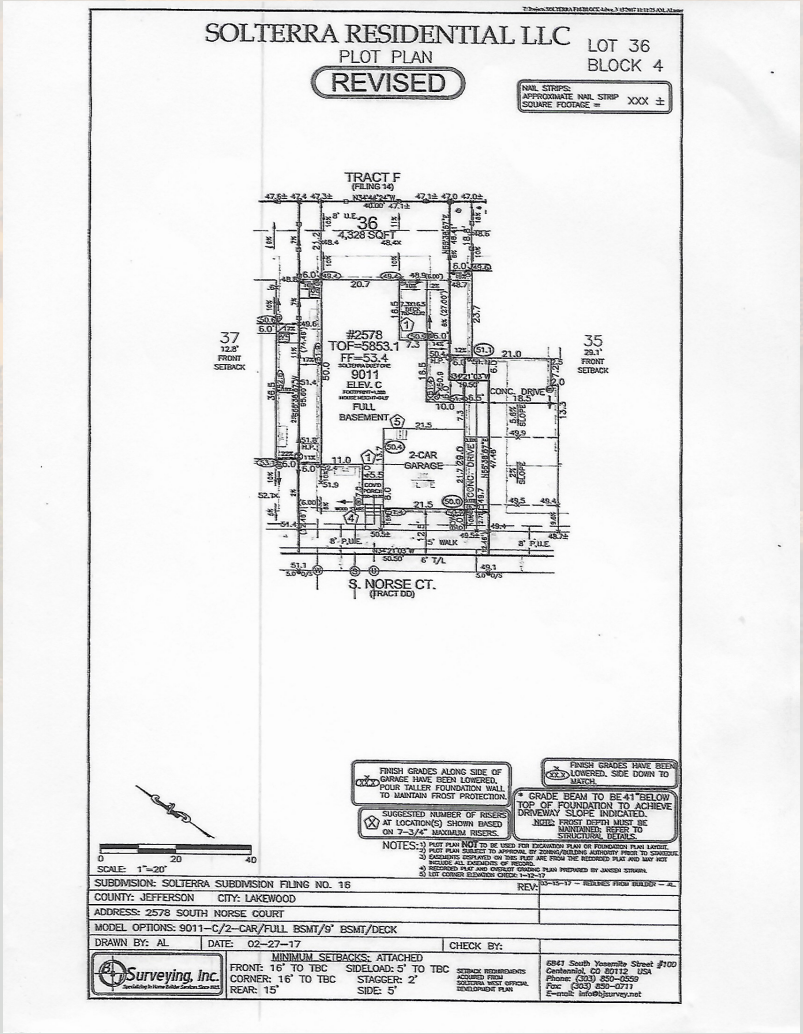


Improvement Location Certificate

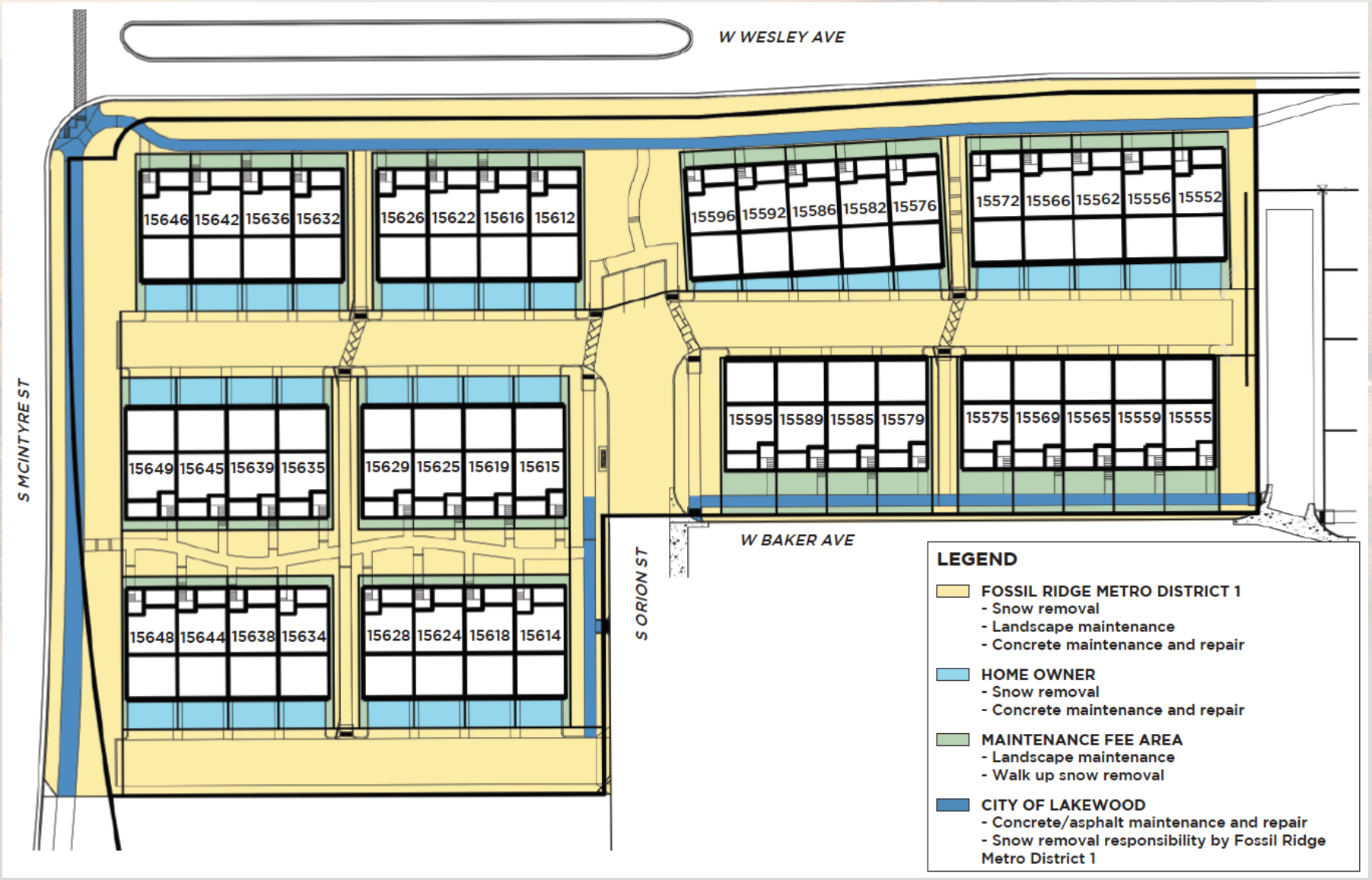
Your Property has an Improvement Location Certificate (ILC). You may have received one at closing.

The ILC is used by mortgage and title companies. It offers some assurance that the improvements to a property are not encroaching into an easement or beyond the deed lines.

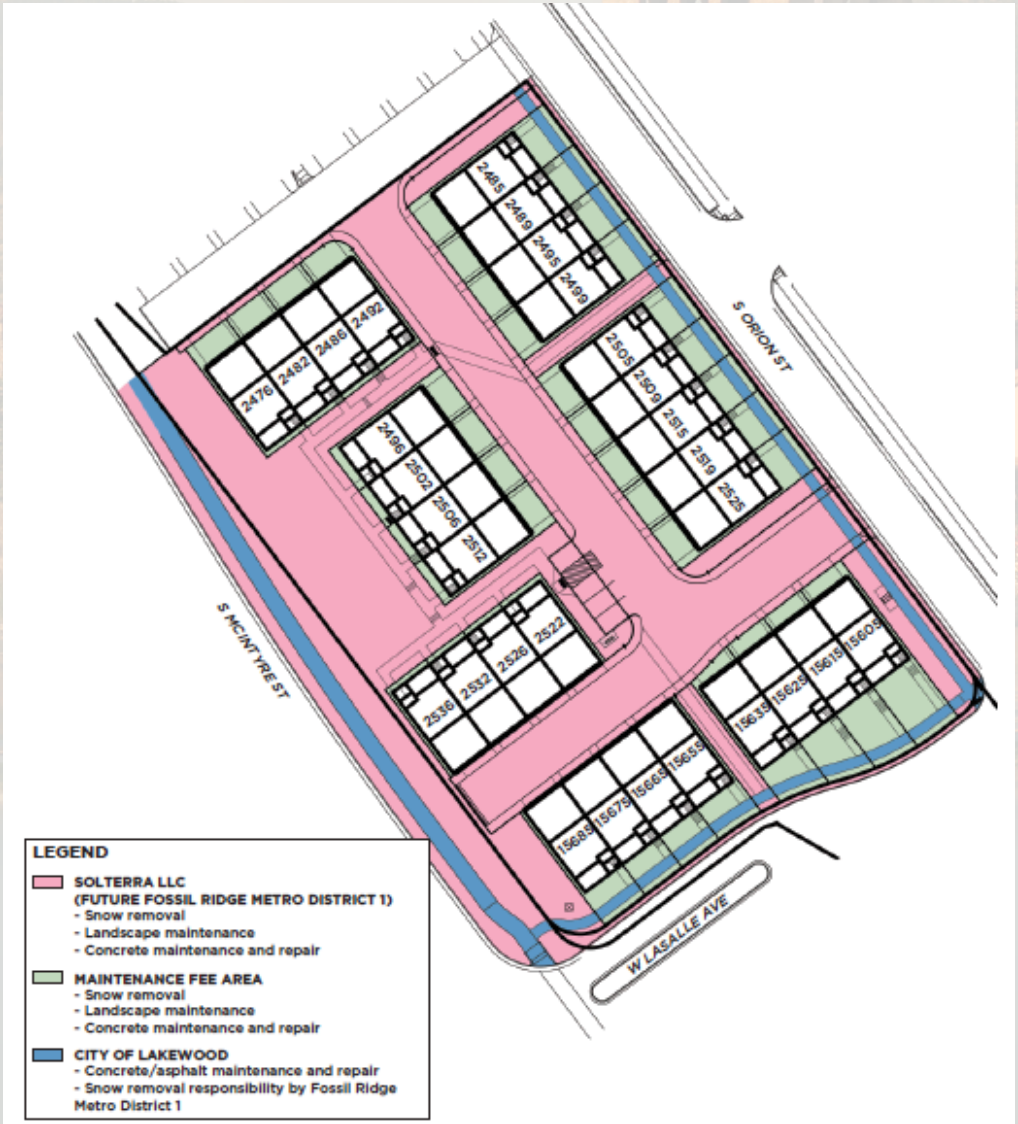
In a moment, you will see this on the filing maps.



Filing 15 Maintenance Map



Filing 16 Maintenance Map (1 of 3)

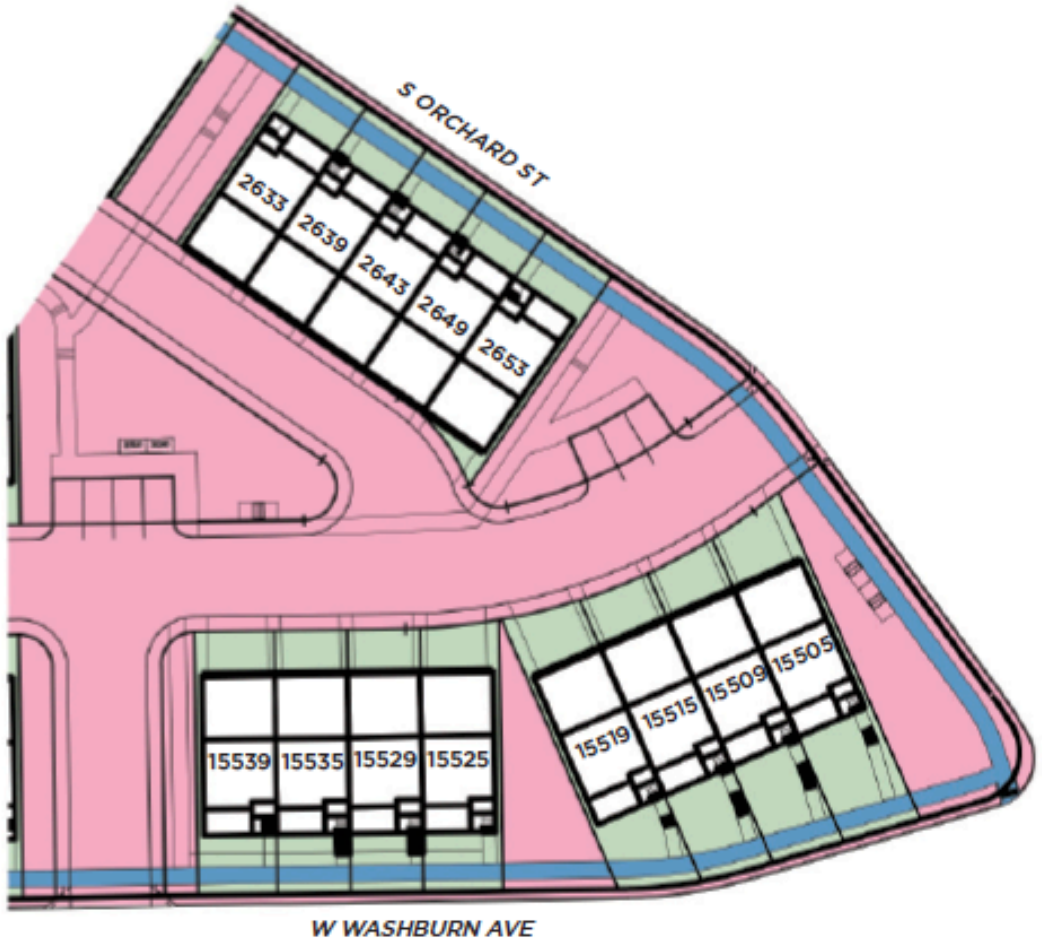


Filing 16 Maintenance Map (2 of 3)

Filing 16 Maintenance Map (3 of 3)

LEGEND

- SOLTERRA LLC
  (FUTURE FOSSIL RIDGE METRO DISTRICT 1)
  - Snow removal
  - Landscape maintenance
  - Concrete maintenance and repair
- MAINTENANCE FEE AREA
  - Snow removal
  - Landscape maintenance
  - Concrete maintenance and repair
- CITY OF LAKEWOOD
  - Concrete/asphalt maintenance and repair
  - Snow removal responsibility by Fossil Ridge Metro District 1



Acceptance Process for Public Improvements

Resolution Establishing Policies and Procedures for the Acceptance and Acquisition of Public Improvements adopted March 18, 2016.

Acceptance Process – Three Steps

Step 1 - Application Requirements for Acceptance

Developer Submits:

- Description of Improvements
- Copies of Invoices/Statements
- Convey necessary property interests
- As-Built Drawings
- Bill of Sale
- Evidence of initial acceptance (if applicable) City Acceptance
- Operation manuals
- Release of liens/waiver of claims
- Performance Bond/Warranty
- Engineer Certification

Acceptance Process – Three Steps

Step 2 - District Review and Certification Process

- Inspect/Walk Through
- Punch List
- Correction of Punch List Items
- Recommendation for Initial Acceptance
  - 2 year warranty period

Acceptance Process – Three Steps

Step 3 – Final Acceptance

- After 2 year warranty period
  - Punch List
  - Remedial Work
  - Final Inspection
  - Final Acceptance

Private Lot Warranty*

- Public Improvement Acceptance Does Not Extend Inside Private Lot

- Homeowners:

  - Builder's Warranty
  - 1 year on Landscaping

NO FRMD RESPONSIBILITY

Contractual Services Per Cardel Agreement

- Negotiated between Cardel and Brookfield (acting as FRMD 1)
- Focus is inside Private Lot
- Differences between Filing 15 and Filing 16
- Differences between buildings

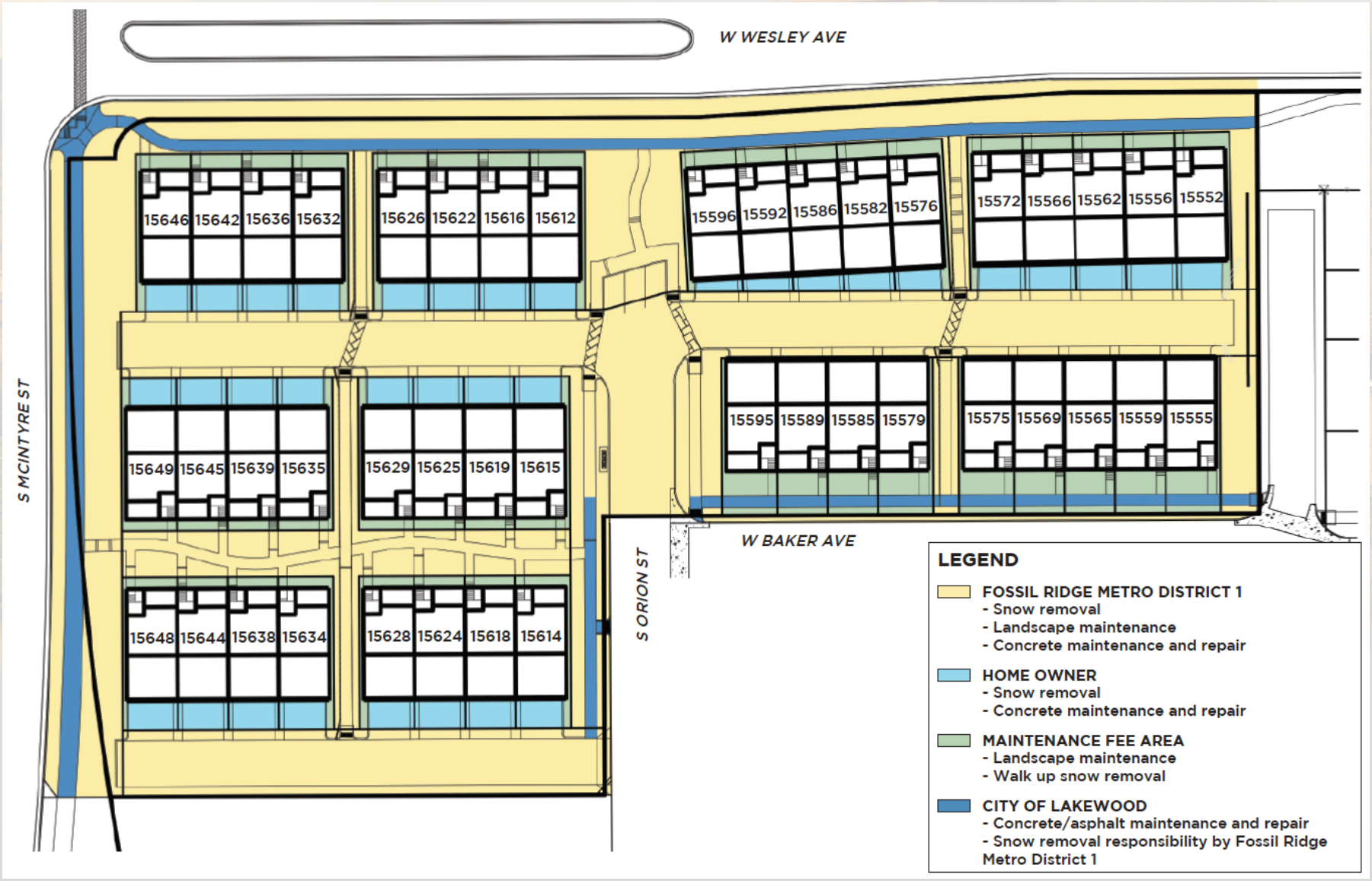
Filing 15 Cardel Agreements

- Adopted May 16, 2014
- Provisions
  - Easements for Air Conditioning Units
  - District Maintenance
  - Restrictions

Filing 15 District Maintenance

- Front Walk Ups – Snow Removal and Maintenance
- Landscaping Maintenance in Private Lot
- Fees

Filing 15 Maintenance Map



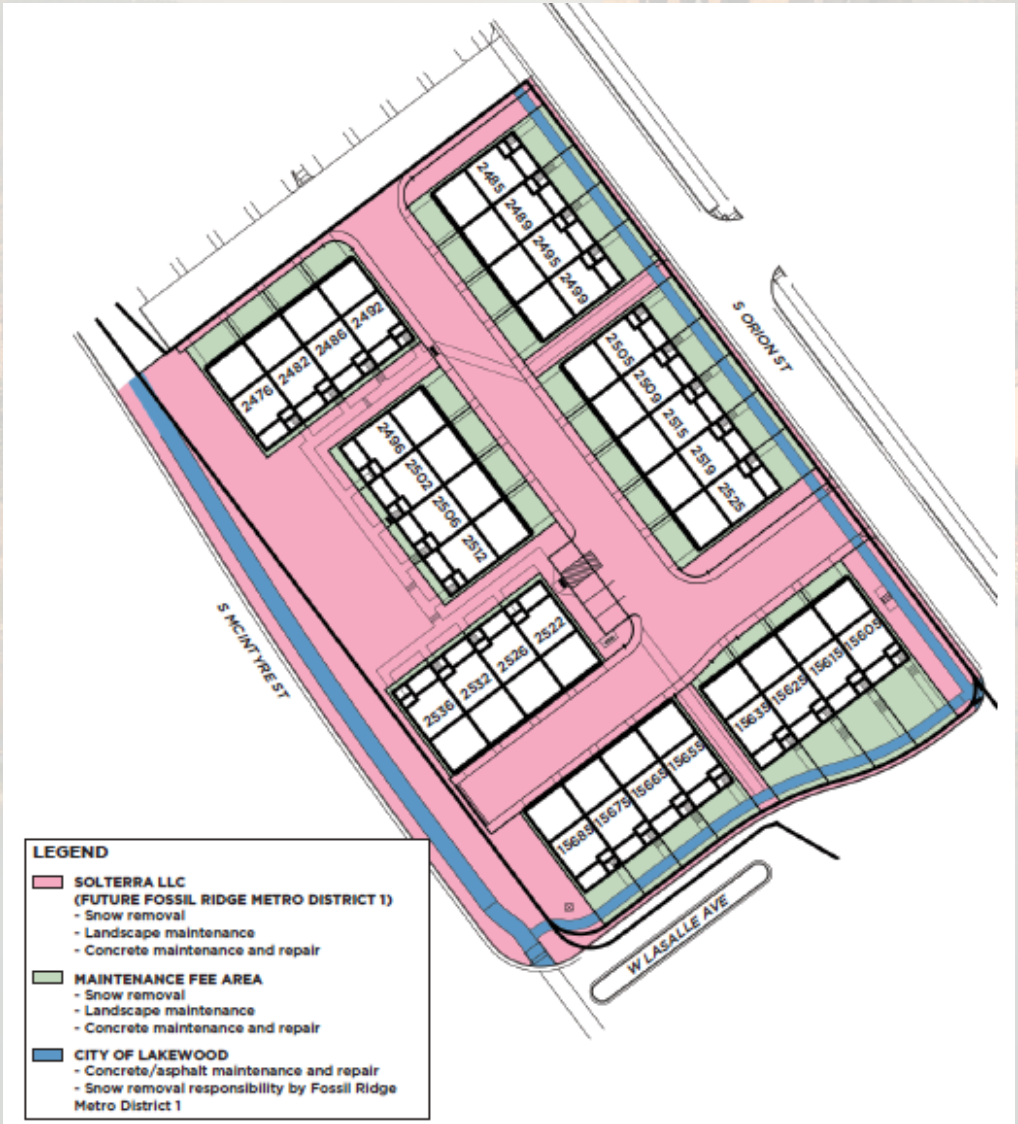
Filing 16 Cardel Agreements

- Adopted April 28, 2017
- Same basic provisions
  - Easements for Air Conditioning Units
  - District Maintenance
  - Restrictions

Filing 16 District Maintenance

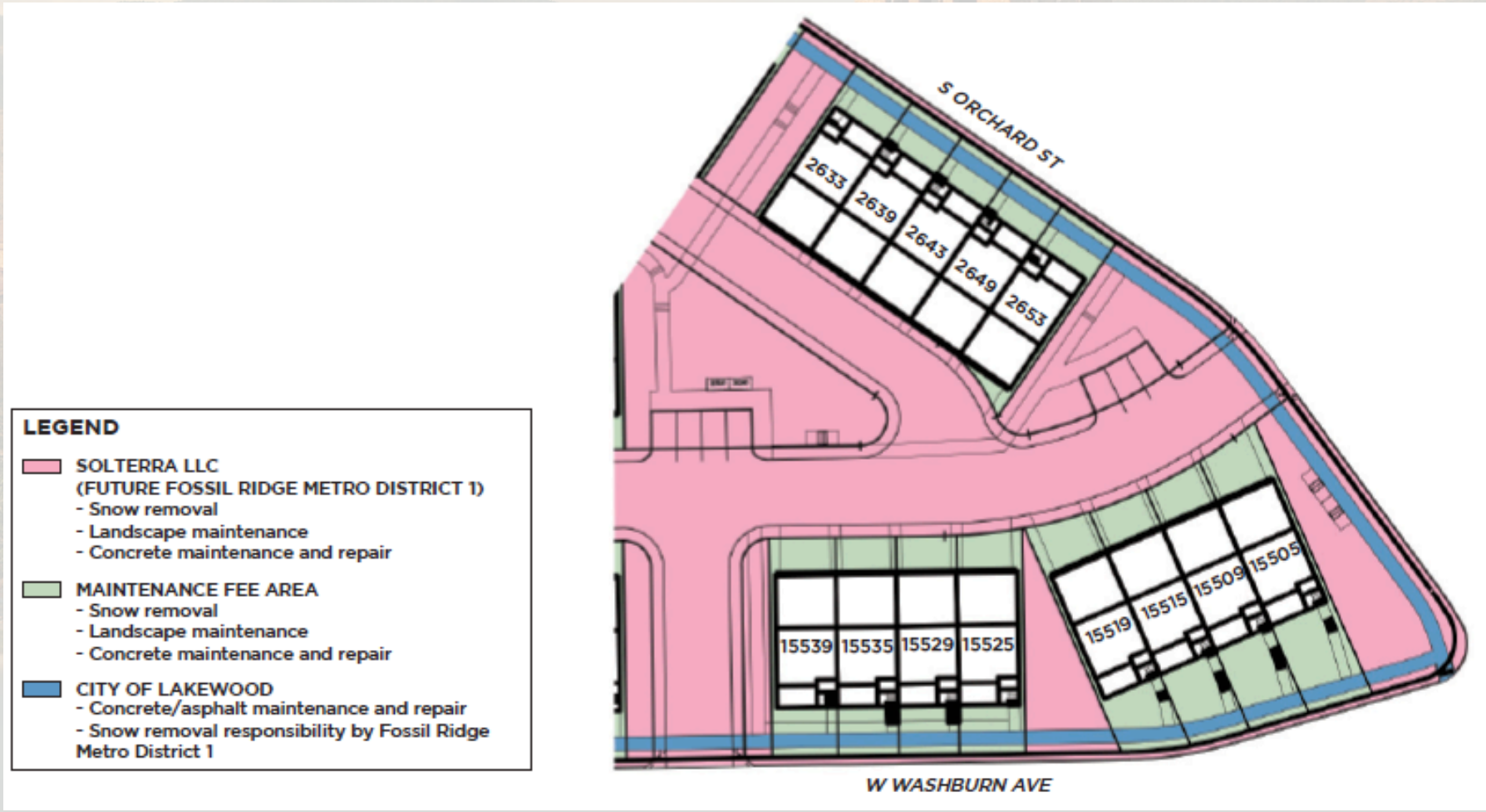
- Front Walk Ups – Snow Removal and Maintenance
- Landscaping Maintenance in Private Lot
- Rear Apron – Snow Removal and Maintenance
- Planter Boxes
- Fees

Filing 16 Maintenance Map (1 of 3)



Filing 16 Maintenance Map (2 of 3)

Filing 16 Maintenance Map (3 of 3)



District Maintenance within Property Summary

Filing 15	Filing 16
• Front Walk Ups – Snow Removal and Maintenance • Landscaping Maintenance in Private Lot	• Front Walk Ups – Snow Removal and Maintenance • Landscaping Maintenance in Private Lot • Rear Apron – Snow Removal and Maintenance • Planter Boxes

Fees and Expenses

Where Does My Money Go

FRMD Quarterly Dues $265: All general maintenance, Trails, Retreat and Pool.

Solterra HOA Dues $180 annually: Covenant Control and Garbage Collection

FRMD Quarterly Sewer Billing (direct pass through)

FRMD Maintenance Area Fees: If you live in one of three maintenance fee areas, you pay monthly fees of $20 or $25 for services that are unique to your area (ex. Snow removal and landscape maintenance).

Maintenance Fees and Expenses

Fee and Expenses for Filing 15 and 16 Cardel Townhomes in Maintenance Fee Area 3

34,200 Fees Estimated 2019

2019 YTD Snow Removal

$46,266*

*And we still have Fall 2019 snow season

2019 Landscape Maintenance Budget

$30,150

Questions

Thank You