

# GOLD HILL MESA METROPOLITAN DISTRICT NO. 2

## ANNUAL TOWN HALL MEETING

June 25, 2025 at 5:30 pm

HELD IN PERSON:

GOLD HILL MESA CONFERENCE ROOM

142 S RAVEN MINE DR

# AGENDA

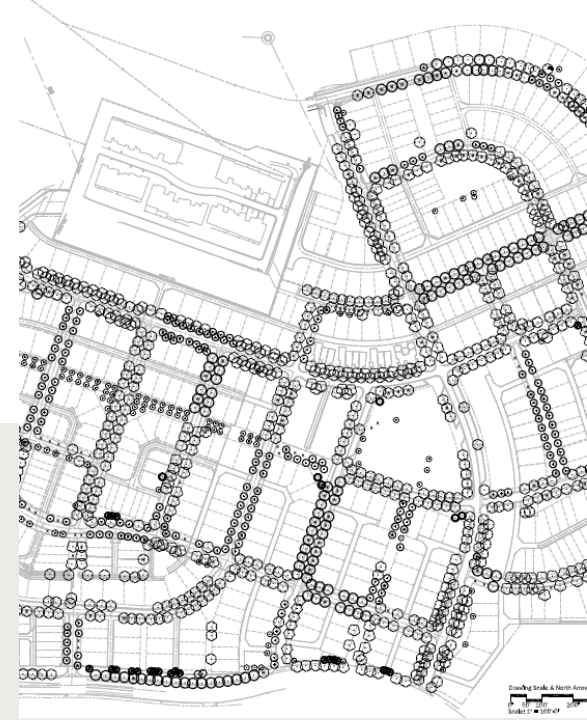
- 1) Call to Order
- 2) Current Public Infrastructure Projects
- 3) Current Bond Status
- 4) Review Current Year to Last Month  
Unaudited Financial Statements
- 5) Difference between an HOA and a Metro
- 6) Underdrain Presentation
- 7) Questions
- 8) Adjourn



## Agenda Item 2) Current Public Infrastructure Projects

Current Planned Infrastructure Projects Include:

- Replace trees that were removed or dead with a not to exceed budget of \$60,000.
  - Filing 10 Trees are in negotiation with Developer.
- Plan on constructing “Junction Boxes” at some cleanout intersections.



| Bond Amounts   | Lender/Trustee | Interest Rate | Issued   | BALANCE AS OF 12/31/2025 |
|--|----------------|---------------|----------|--------------------------|
| <b>Series 2022A: \$12,525,000</b><br>Maturity Date: Dec. 1, 2048 | UMB BANK       | 5%            | 6/8/2022 | \$9,810,000.00           |
| <b>Series 2022B: \$4,847,000</b><br>Maturity Date: Dec. 15, 2039 | UMB BANK       | 7%            | 6/8/2022 | \$4,246,000.00           |

|   |  |
|---|--|
| 2025 Certified<br>Operations & Maintenance Mill<br>Levy<br>11.766 | 2025 Certified<br>Debt Service Mill Levy<br>35.642 |
|---|--|

## How to Calculate your Property Taxes:

Market Value of your home  
X (times) Residential Assessment Rate (RAR)  
= Assessed Valuation (AV)  
AV x (times) Mill Levy Rate  
÷ (divided by) 1,000  
= **Annual Property Tax**

### EXAMPLE:

Home Value is \$500,000  
\$500,000 x 6.25% (current RAR)  
= 31,250 (AV)  
31,250 x 47.408 (current mill levy) = 1,481,500  
÷ 1,000  
= **\$1,481.50/ year**

# Agenda Item 4)

## Unaudited Financial Statements and 2025 Budget

| GOLD HILL MESA METROPOLITAN DISTRICT NO. 2 |  |                |                |  |                |         |
|--|--|----------------|----------------|--|----------------|---------|
| 2025 BUDGET                                |  |                |                |  |                |         |
| GENERAL FUND                               |  |                |                |  |                |         |
|  |  | 2023<br>ACTUAL | 2024<br>ACTUAL | 2025<br>ACTUAL<br><i>AS OF 5-27-2025</i> | 2025<br>BUDGET |         |
| GENERAL FUND: BEGINNING BALANCE            |  | \$ -           | \$ 2           | \$ 8,135                                 | \$ 91,764      | 9%      |
| REVENUE                                    |  |                |                |  |                |         |
| PROPERTY TAX                               |  | \$ 3,572       | \$ 3,912       | \$ 2,251                                 | \$ 3,761       | 60%     |
| SPECIFIC OWNERSHIP TAX                     |  | \$ 21,344      | \$ 23,272      | \$ 7,862                                 | \$ 18,659      | 42%     |
| DELINQUENT TAX & INTEREST                  |  | \$ 1           | \$ 1           | \$ 2                                     | \$ 0           | 19500%  |
| ABATEMENT                                  |  |                | \$ (5)         | \$ 18                                    | \$ 0           | 176900% |
| URBAN RENEWAL TIF                          |  | \$ 225,886     | \$ 260,107     | \$ 126,492                               | \$ 262,796     | 48%     |
| GRANT INCOME                               |  |                | \$ 428         |  |                |         |
| HOMEOWNERS FEE                             |  |                | \$ 250,047     |  |                |         |
| UNDERDRAIN MAINTENANCE                     |  |                |                | \$ 4,548                                 | \$ -           | 100%    |
| UTILITIES                                  |  |                |                | \$ 23,057                                | \$ 55,200      | 42%     |
| LANDSCAPE MAINTENANCE                      |  |                |                | \$ 80,888                                | \$ 194,805     | 42%     |
| INTEREST INCOME                            |  | \$ 2           |                | \$ 14                                    | \$ 0           | 144700% |
| OTHER REVENUE (transfer from District 1)   |  |                |                |  |                |         |
| TOTAL REVENUES                             |  | \$ 250,805     | \$ 537,762     | \$ 245,132                               | \$ 535,221     | 46%     |
| TOTAL REVENUE & FUND BALANCE               |  | \$ 250,805     | \$ 537,764     | \$ 253,268                               | \$ 626,986     | 40%     |



# Agenda Item 4)

## Unaudited Financial Statements and 2025 Budget (cont.)

|                                    | 2023<br>ACTUAL | 2024<br>ACTUAL | 2025<br>ACTUAL<br>AS OF 5-27-2025 | 2025<br>BUDGET |       |
|------------------------------------|----------------|----------------|-----------------------------------|----------------|-------|
| EXPENDITURES                       |                |                |                                   |                |       |
| GENERAL & ADMINISTRATIVE           |                |                |                                   |                |       |
| AUDIT                              |                | \$ 9,400       |                                   | \$ 10,250      | 0%    |
| BANK FEES                          | \$ 158         | \$ 7,120       | \$ 40                             | \$ 200         | 20%   |
| COUNTY TREASURER'S FEE             | \$ 54          | \$ 59          | \$ 34                             | \$ 188         | 18%   |
| DISTRICT MANAGEMENT                |                | \$ 63,008      | \$ 9,692                          | \$ 96,000      | 10%   |
| DUES & LICENSES                    |                | \$ 2,434       | \$ 1,238                          | \$ 1,500       | 83%   |
| ELECTION EXPENSE                   |                |                | \$ 1,205                          | \$ 10,000      | 12%   |
| IGA EXPENSE - DISTRICT #1          | \$ 247,640     |                |                                   |                |       |
| INSURANCE                          | \$ 2,951       | \$ 14,931      | \$ 17,155                         | \$ 15,000      | 114%  |
| LEGAL SERVICES                     |                | \$ 7,209       | \$ 2,252                          | \$ 20,000      | 11%   |
| OPERATIONS & MAINTENANCE           |                |                |                                   |                |       |
| REPAIRS & MAINTENANCE              |                | \$ 8,383       |                                   | \$ 50,000      | 0%    |
| LANDSCAPE - TREE REPLACEMENT       |                | \$ 39,102      | \$ 22,600                         | \$ 60,000      | 38%   |
| LANDSCAPE MAINTENANCE              |                | \$ 214,830     | \$ 88,976                         | \$ 150,000     | 59%   |
| UTILITIES                          |                | \$ 152,474     | \$ 254                            | \$ 125,000     | 0%    |
| SNOW REMOVAL                       |                | \$ 2,998       | \$ 2,875                          | \$ 15,000      | 19%   |
| STORM WATER                        |                | \$ 3,723       | \$ 1,872                          | \$ 4,000       | 47%   |
| UNDERDRAINAGE                      |                | \$ 3,960       | \$ 30,709                         | \$ 68,120      | 45%   |
| TOTAL EXPENDITURES                 | \$ 250,803     | \$ 529,629     | \$ 178,901                        | \$ 625,258     | 29%   |
| TRANSFERS OUT                      |                |                |                                   |                |       |
| TOTAL EXPENDITURES & TRANSFERS OUT | \$ 250,803     | \$ 529,629     | \$ 178,901                        | \$ 625,258     | 29%   |
| GENERAL FUND: ENDING BALANCE       | \$ 2           | \$ 8,135       | \$ 74,366                         | \$ 1,727       | 4305% |

# Agenda Item 4) Unaudited Financial Statements and 2025 Budget (cont.)



| GOLD HILL MESA METROPOLITAN DISTRICT NO. 2 |  |                 |                 |                 |              |       |
|--|--|-----------------|-----------------|-----------------|--------------|-------|
| 2025 BUDGET                                |  |                 |                 |                 |              |       |
| DEBT SERVICE FUND                          |  |                 |                 |                 |              |       |
|  |  | 2023            | 2024            | 2025            | 2025         |       |
|  |  | ACTUAL          | ACTUAL          | ACTUAL          | BUDGET       |       |
|  |  |                 |                 | AS OF 5-27-2025 |              |       |
| REVENUE FUND 1: BEGINNING BALANCE          |  | \$ 1,082,190    | \$ 1,457,814    | \$ 1,095,350    | \$ 1,291,235 | 85%   |
| REVENUES                                   |  |                 |                 |                 |              |       |
| PROPERTY TAXES                             |  | \$ 10,718       | \$ 11,738       | \$ 6,820        | \$ 11,394    | 60%   |
| SPECIFIC OWNERSHIP                         |  | \$ 64,033       | \$ 69,818       | \$ 23,815       | \$ 798       | 2986% |
| DELINQUENT INTERST & TAXES                 |  | \$ 5            | \$ 4            | \$ 59           |              |       |
| INTEREST INCOME                            |  | \$ 48,720       | \$ 63,523       | \$ 17,086       | \$ 10,000    | 171%  |
| ABATEMENT                                  |  |                 | \$ (2)          |                 |              |       |
| FACILITTIES FEES                           |  | \$ -            |                 |                 |              |       |
| URBAN RENEWAL TIF                          |  | \$ 1,511,699    | \$ 1,734,668    | \$ 846,525      | \$ 1,744,964 | 49%   |
| BOND PROCEEDS                              |  |                 |                 |                 |              |       |
| TOTAL REVENUES                             |  | \$ 1,635,175    | \$ 1,879,748    | \$ 894,304      | \$ 1,767,155 | 51%   |
| TOTAL REVENUE & FUND BALANCE               |  | \$ 2,717,365    | \$ 3,337,563    | \$ 1,989,654    | \$ 3,058,390 | 65%   |
| EXPENDITURES                               |  |                 |                 |                 |              |       |
| GENERAL ADMINISTRATIVE                     |  |                 |                 |                 |              |       |
| COUNTY TREASURER'S FEES                    |  | \$ 171          | \$ 176          | \$ 103          | \$ 171       | 60%   |
| MISCELLANEOUS                              |  |                 |                 |                 |              |       |
| IGA EXPENSE - DISTRICT #1                  |  |                 |                 |                 |              |       |
| PAYING AGENT FEES                          |  |                 | \$ 7,000        |                 | \$ 7,000     | 0%    |
| DEBT SERVICE                               |  |                 |                 |                 |              |       |
| BOND INTEREST - SERIES 2022A               |  | \$ 613,075      | \$ 582,825      |                 | \$ 550,825   | 0%    |
| BOND INTEREST - SERIES 2022B               |  |                 | \$ 916,212      |                 | \$ 312,970   | 0%    |
| BOND PRINCIPAL - SERIES 2022A              |  | \$ 605,000      | \$ 640,000      |                 | \$ 675,000   | 0%    |
| BOND PRINCIPAL - SERIES 2022B              |  | \$ -            | \$ 96,000       |                 | \$ 225,000   | 0%    |
| BOND ISSUANCE COSTS                        |  |                 |                 |                 |              |       |
| CONTINGENCY                                |  |                 |                 |                 |              |       |
| TOTAL EXPENDITURES                         |  | \$ 1,218,246.47 | \$ 2,242,212.66 | \$ 103.17       | \$ 1,770,966 | 0%    |
| REVENUE FUND: ENDING BALANCE               |  | \$ 1,499,118    | \$ 1,095,350    | \$ 1,989,551    | \$ 1,287,425 | 155%  |

# Agenda Item 5)

## Difference between HOA and Metro

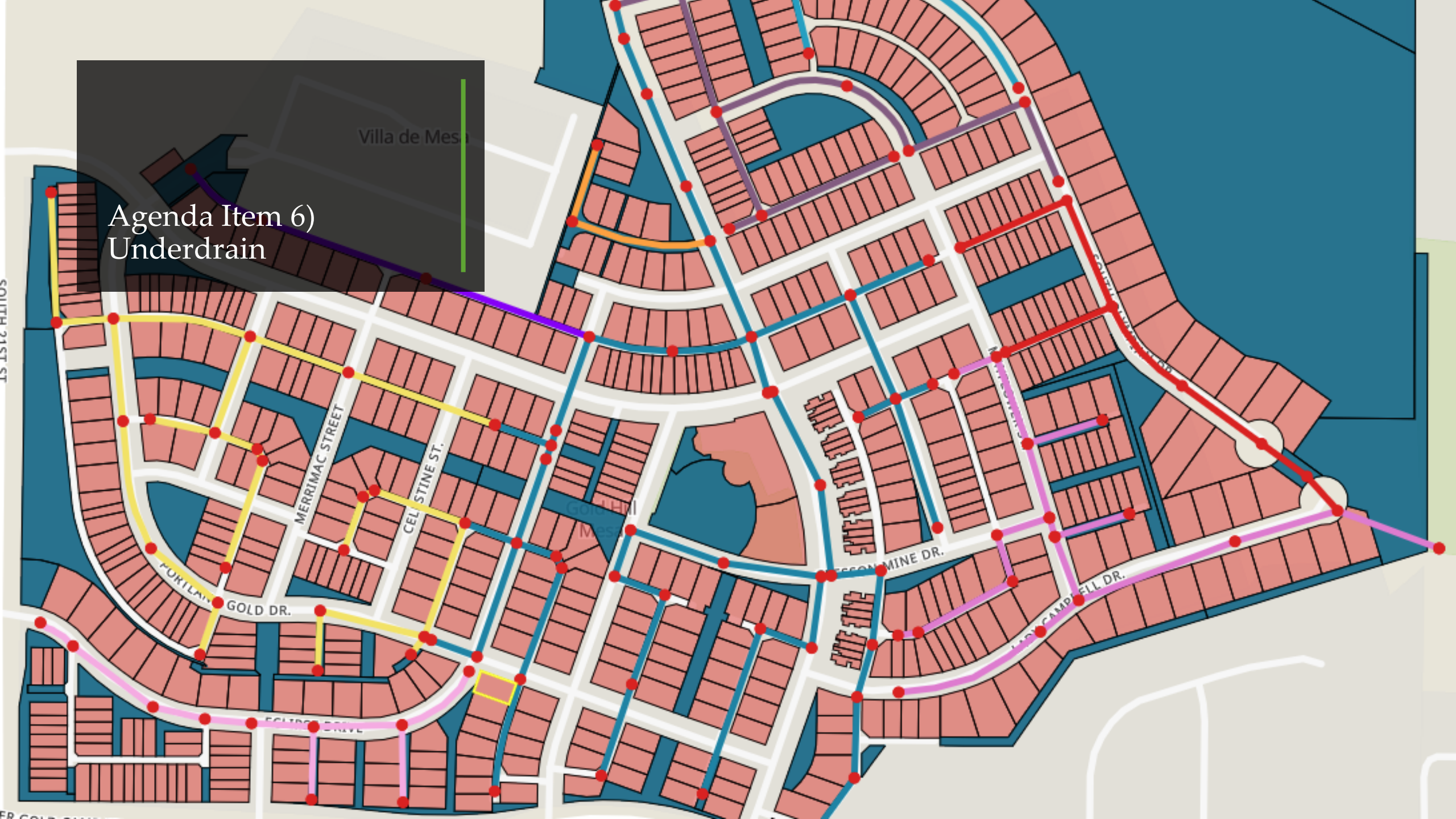
### HOA

- Impose assessments (not tax deductible)
- Operates as a private corporation
- Can limit membership and use of facilities
- Typically responsible for covenant enforcement
- Functions on Loans
- Can give Assignment of Lien for collection
- Board Meetings can be held through email and decisions made
- Subject to the Nonprofit Corporation and Colorado Common Interest Ownership Act

### Metropolitan District

- Impose Fees
- Quasi-municipal corporation and political subdivision of the State
- Operates as a form of local government
- Must keep facilities open to the public
- Able to impose taxes
- Able to finance public infrastructure over 40 40-year bonds, resulting in owners paying a proportionate share of the use
- Collection of fees can flow through statutory perpetual liens
- Board meetings must be public





Agenda Item 6)  
Underdrain

Villa de Mes

MERRIMAC STREET

CELSTINE ST.

GOLD DR.

PORTLAND

MCCORMICK DR.

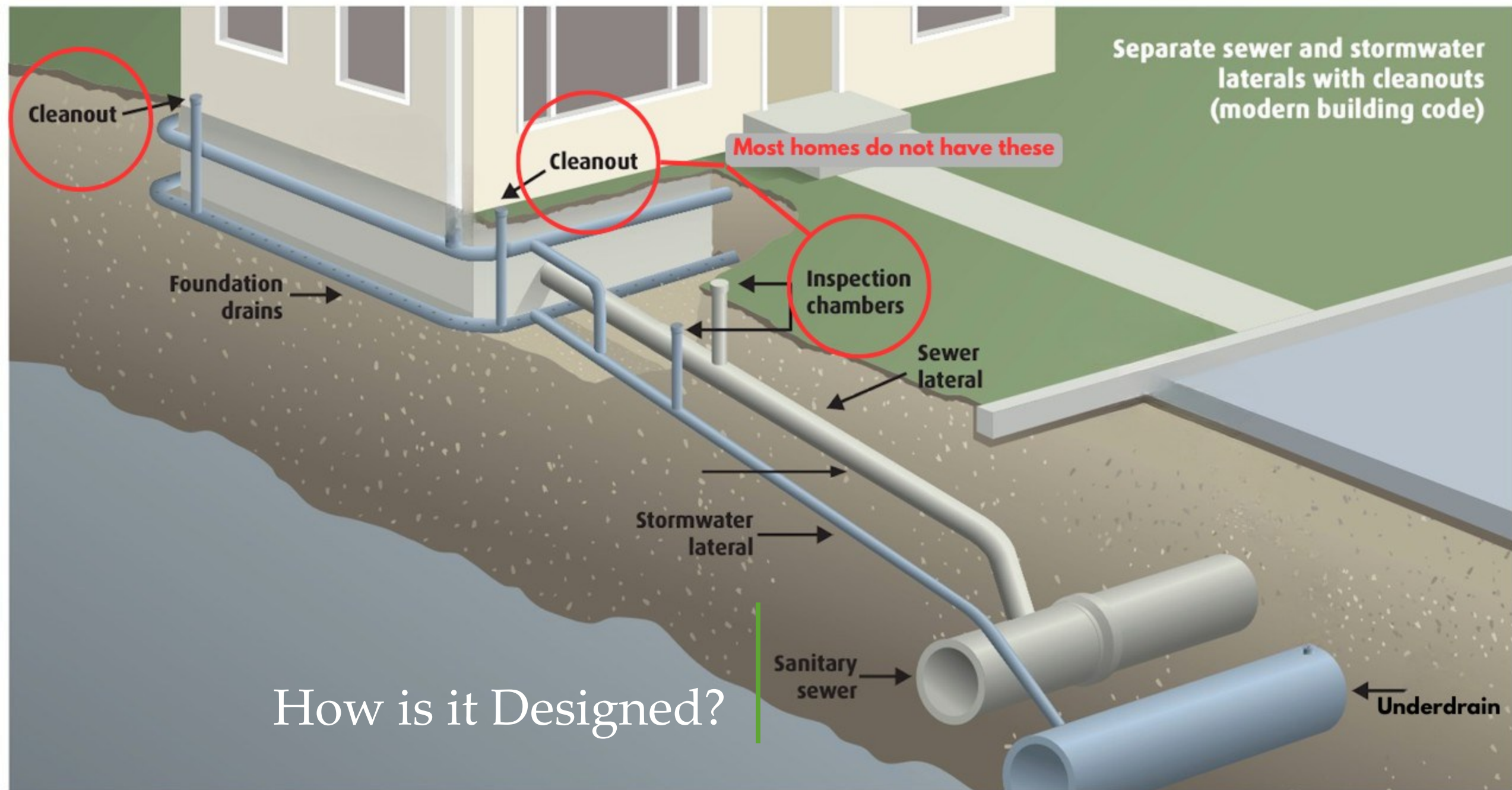
CAMPBELL DR.

# Purpose of an Underdrain system

A community underdrain system's purpose is to manage and control groundwater, primarily by intercepting and draining subsurface water.

There are two types of Underdrain Systems, Active & Passive. GHM has a Passive System, meaning that it is solid and not perforated except for around the manholes. The majority of the water and sediment come from the houses. The underdrain is designed to carry water, not sediment.





# Maintenance Roles and Responsibility

The Metropolitan District is contracted annually to have quarterly scopes performed on the system.  
Based on the scope results, maintenance is performed.

When a Homeowner experiences water intrusion in their basement, these are the steps to follow. *\*Note: Townhouses, condos, or Single Family homes without a basement are NOT connected to the Underdrain system.*

1. Fill out the online report form at: <https://goldhillmesamd.colorado.gov/>, or you can contact WSDM at 719-447-1777 to report water intrusion in the basement
2. WSDM will request a scope of the Underdrain that connects to the property.
  - a. This will help identify if there is a buildup of sediment or clog in the Underdrain or if the path is clear.
3. *IF* the Underdrain is clear, the homeowner will need to contact a plumber to inspect their foundation (perimeter) drain.
4. *IF* the Underdrain is indicating a buildup or a clog in the line, the Metro will have the Underdrain jetted.



## Recent Inspection pictures (May 29, 2025)





# Tips & Recommendations for Homeowners

If a homeowner is experiencing consistent water intrusion in their basement the Metro recommends:

- If able to; add a sump pump to your basement to allow water to pump out while your perimeter drain is still connected.
  - Ensure the outflow of the sump pump system is set to drain water away from the foundation (example: near a curb/ gutter)
- Keep a spare pump on hand for a quick and easy replacement if your current one burns out.
- Contact your home insurance to ensure your home as proper coverage, in the event of water damage.
- Always take photos and videos of any incident occurring.

# What is the Metro's next plan of action?

The Metropolitan District will increase routine maintenance and scoping of the Underdrain.

We will plan them around heavy rain and/ or snow events.

May result in an increased routine "jetting" that will clear out sediment buildup.



The Metro will start to plan and budget for constructing "Junction Boxes" at some of the cleanout intersections.

This will allow us to vacuum out the sediment that has built up.

Questions?

Questions?