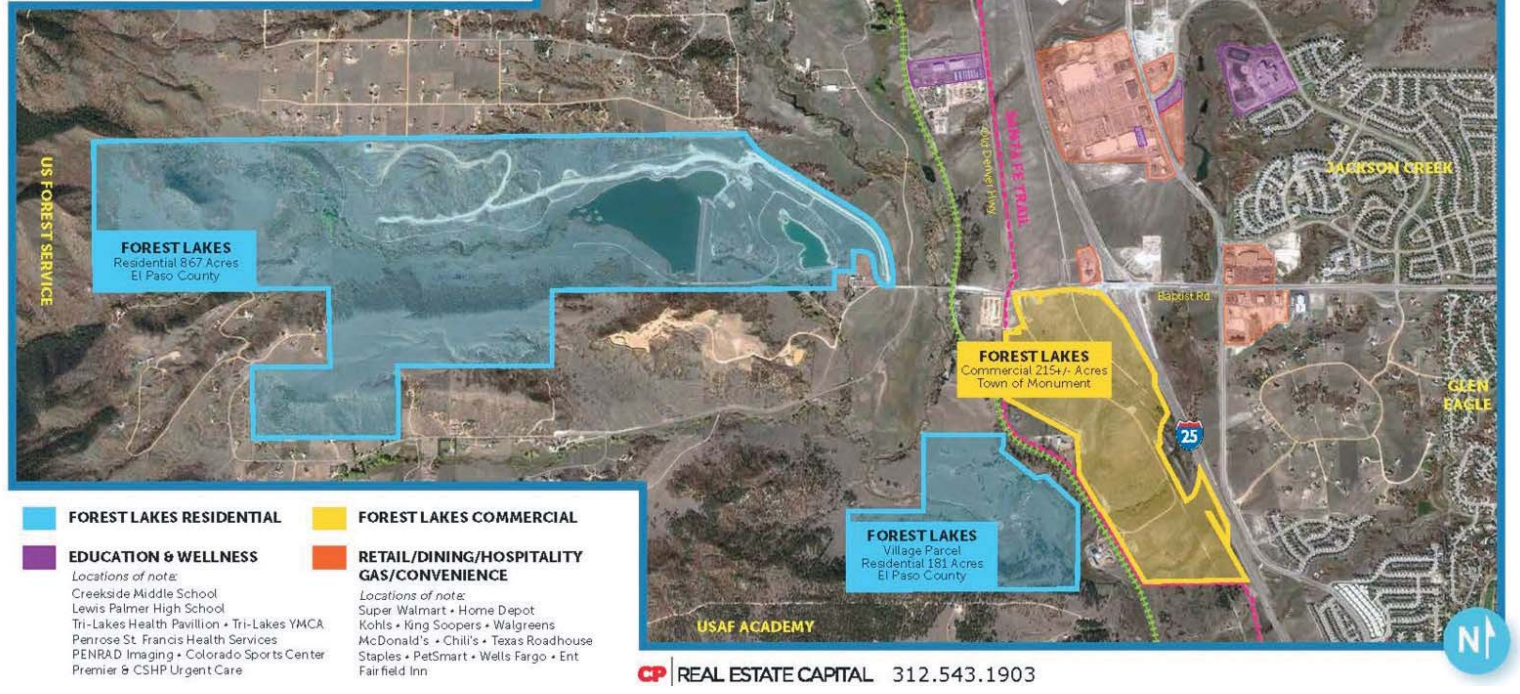


Stimple said, "We have some pretty involved homeowners already," especially with respect to the parks, Bristlecone Lake, and Pinon Lake, where access is limited to district residents or to people who have purchased a permit. The consensus was that next summer, Nichols would send letters to all residents and also to those with homes under contract asking for



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Above: The Forest Lakes Metropolitan District (FLMD) is the half-acre "operating district" responsible for the public infrastructure and utility and general governmental services for the residents of Pinon Pines Metropolitan Districts (PPMD) 1, 2, and 3, which actually collect the property taxes. The commercial area PPMD 3 is within the town of Monument, but the residential areas (PPMD 1 and PPMD 2) are in El Paso County but outside the town limits. The development is at the western terminus of West Baptist Road, west of I-25. *Map courtesy of Forest Lakes Metropolitan District.*

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interest in their participation in either the citizens advisory committee or the homeowners association.

Nichols said the service plan also required that one of the citizens advisory committee members becomes an ex officio member of the FLMD board.

PPMD 3 infrastructure fee discussed

The board also discussed the possibility of an Add-On Public Infrastructure Fee (PIF) for

the PPMD 3 commercial property, which is inside the town of Monument. The PPMD 3 board would be the collection agent for the PIF, if it were adopted, and PPMD 3 would issue bonds to reimburse the cost of its share of the public infrastructure. FLMD would end up owning the infrastructure.

Stimple said he hoped the town of Monument would be very responsive to this idea as a sales tax generator, but that there was "a level of unpredictability where they are going to go on any given issue." Dykstra said whatever the final decision was, it would be recorded before any property is sold in that district. The consensus was to wait and see what the change in administration at the federal level might have on this topic before making a decision.

Other items approved

The board unanimously approved the following actions:

- Engagement letters with Hoelting & Co. for the 2016 audit for both FLMD and PPMD 1
- Fourteenth Amendment to Professional Services Agreement between FLMD and Ann Nichols, extending her contract to Jan. 2, 2018

- 2017 Annual Administrative Resolution
- 2017 Transparency Notices for FLMD and PPMD 1, 2, and 3. This information will be listed on the Special District Association (SDA) website as well as the FLMD website.

The meeting adjourned at 11:15 a.m.

The next joint meeting of FLMD and PPMD 1, 2, and 3 is scheduled for 10 a.m. Monday, Feb. 6, in the Classic Homes office at 6385 Corporate Drive, Suite 200, Colorado Springs. Meetings are usually held the first Monday of each month. Meeting notices are posted on the district website <http://forestlakesmetro-district.com/> and at 3625 Mesa Top Drive, Monument, which is an open space tract owned by all four districts. For general questions, contact Ann Nichols at 719-327-5810 or at anichols-duffy@aol.com.

For questions about operations, billing, or meter reading, contact Contract Operator, Donala Water and Sanitation District, at 719-488-3603. The Donala Office is at 15850 Holbein Drive, Colorado Springs. For after-hours emergencies call: 719-488-3603.

For recreational matters or to request a permit, contact the Forest Lakes Residential Owners Association, Steve Emery, Hammersmith Management, 719-389-0700, semery@hammersmith.com.

The Forest Lakes Residential Owners Association manages Bristlecone Park and Lake and enforces covenants explained at www.forestlakescolorado.com, which is separate from the metropolitan district website.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

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