

ter rates too, she said.

Auditor, transparency notice, and more

Nichols said Hoelting & Co. has been the districts' auditor for eight years, and the consensus was that FLMD's history was too complicated for another auditor to learn about in a cost-effective way. However, Dykstra said that the state recommends rotating auditors every five years or so. The engagement letter for 2018 with Hoelting was approved unanimously.

The board approved the 2018 transparency notices that state that all official district notifications will be posted at points including:

- The district website <http://forestlakesmetro-district.com>
- 3625 Mesa Top Drive, Monument (an open space tract owned by all four districts)
- The Forest Lakes mailbox kiosk.

It also approved the 2018 funding agreement between FLMD, PPMD 1, 2, and 3, and Forest Lakes Residential Development LLC. This mechanism is necessary as the LLC advances about \$6.62 million in funds to pay for the surface water treatment plant, Nichols said. The districts will cover the other \$1 million, and all four of them are involved since "we don't know which one will issue bonds for that in the future," Dykstra said.

Village parcel sale pending; blanket easement to be terminated

Blunk is still working on the sale of the 159-acre "village parcel" in the southeast section of PPMD 2. If the sale goes through after certain contingencies are met, including approvals from Colorado Springs Utilities and the Colorado Springs City Council, the relatively inaccessible parcel will then be excluded from PPMD 2 and developed by the new owner with "under 10 homes" for a family compound. See www.ocn.me/v17n11.htm#flmd.

Nichols and Dykstra mentioned that a small portion of the village parcel was in PPMD 3, the commercial area. "We have to have that nexus in the county," because otherwise the entirety of PPMD 3 would be inside the Monument town limits, and "then we would have to change jurisdiction over the service plan (from the county) to the town of Monument," Dykstra said.

The board also approved a termination agreement of the 1989 blanket easement for the village parcel, contingent upon the actual sale to the current interested buyer. That agreement had created a blanket easement of 25,000 square feet, allowed for a 30-foot road, etc. to have access to water rights owned by Forest Lakes LLC. However, Blunk said a new well access site agreement

has been designed with the help of JDS-Hydro consultants to preserve the district's right to get that site if it were ever needed and cost-effective.

Note: This is a different blanket easement than the one

the board discussed in October. That one belongs to the Town of Monument and is in the residential tract west of where homes are being built now. www.ocn.me/v17n11.htm#flmd.


Fats, oils and grease hurt the wastewater treatment system

Nichols said that residents should not pour fats, oils, or grease into the sewer system

because it adds extra expenses to the treatment process and can cause clogs in home plumbing.


The meeting adjourned at 11:10 a.m.

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