



**Board Meeting Public Comment Q&A
November 14, 2018**

- 1. Will the District take a formal position against the drilling Permits filed by Highland Natural Resource Corporation?**
 - a. The applications from Highland Natural Resource Corporation has been pulled as of Wednesday, November 14th.

- 2. Currently the Builders have until December 31st, 2018 to finalize the fence staining for certain homeowners. Is it possible to extend the deadline through April 30th, 2019 to ensure the project is done properly?**
 - a. Since June of 2018, specific Builders have been in correspondence with the District related to the notifications sent regarding the requirement of fence staining for all homeowners. A few Builders agreed to stain the homeowner fencing, and a deadline for completion of August 31st, 2018 was provided by the District Management Team. Since this deadline, three additional extensions have been granted to these Builders, which now reflect the final board-approved extension of December 31st, 2018.

- 3. Why does the District not maintain all of the District fencing, specifically, the inside portion of the homeowner's fence that backs to one of the District Tracts?**
 - a. Per the Candelas Design Guidelines, the homeowner is responsible for the portion of the fence that faces their lot/home. The District is only responsible to maintain any section that faces a District Tract.
 - b. If the District were also responsible for the inside portion of the fence that faces the home, additional privacy issues would arise regarding workers being able to access each backyard to perform the work, and having to correspond and schedule with individual homeowners would add extra time for project completion.

- 4. Would the Board entertain moving the District Board Meetings outside of normal business hours to accommodate for residents who work during the day?**
 - a. The District Board of Directors is looking into alternatives so that all homeowners can be involved, even if they cannot physically attend the meetings, which are scheduled bi-monthly on the fourth Wednesday at 9:00am, starting January 23rd, 2019.
 - b. If you have a comment to share with the District Board, but you cannot attend the meeting, please feel free to email the District Manager, Brooke Baughn, at bbaughn@ccmcnet.com and she will be more than happy to read aloud your email correspondence during the open forum portion of the meeting. That way, your comments can still be answered in the Q&A Document sent out after each meeting.

5. **Why is the irrigation along the Rocky Flats (specifically behind 95th Place) not turned on? Wouldn't this be considered a fire prevention system if working properly?**
- The particular section in question has been disengaged as it was temporarily installed to help the new growth of the Native Area.
 - Please Note:** This portion of irrigation is about 5 to 10 feet long and the purpose of installation was not to prevent possible fires in the Open Space spreading into the Candelas community. The range that this would supply would be minimal and the coverage does not supply enough area to warrant reactivation.
6. **Basements are being finished but the radon systems are not painted to match the color of the home. Will this be addressed within compliance?**
- The Management team is working on notifications for CCRC Application compliance and completion. This includes any unfinished backyard landscaping, addition requests and final completion of submitted CCRC applications. This compliance audit will include all Design Guideline requirements set by the District, including the radon pipes being painted to match the home.
 - The District should see an overall increase with compliance by the end of 2019.
7. **What will be done in regards to the recent notification sent out by the District about the mill levy increase for future tree replacements?**
- This is in reference to the District News eBlast that was sent by the District on November 7th, 2018. To help explain the purpose behind this notification: The Board's objective with the 2019 Budget is to fund several special projects using the Mill Levy funding that is already in place. The Board wanted to involve the community in this process, and gather input from as many residents as possible, to help make the best final decision. We have received correspondence from some homeowners that are in favor of replacing the trees that are outside warranty, as well as some who are in favor of utilizing the District funds on other projects that need to be completed within the District.
 - Please Note:** There was no discussion to increase the Mill Levy in 2019 for the District Tree Replacement Project. Nor was this the interpretation the Board was trying to achieve within the notification. It was simply a matter of how the District would distribute the funds gathered from the current Mill Levy to pay for several projects.
 - The District Trees that continue to need replacements are outside of the warranty period. Specifically, they are the recently removed trees within the District Tracts. To replace all the trees that were removed in September will cost the District about \$200,000 to complete. Moreover, the District has replaced many trees over the past several years with limited success. The harsh micro-climate of Candelas inhibits successful tree growth and health. To this point, the natural botanical growth in the area is instructive. There are very few trees that grow naturally in the open spaces that surround Candelas. The Board continues to assess how best to allocate District funds relative to landscaping replacements and maintenance.
 - Per the ratified and approved 2019 Budget, the District has budgeted \$10,000 to replace trees within specific areas to start. Additional funding, supplied by the Mill Levy, may be expensed in 2020, 2021 and possibly in 2022 if the tree replacement project is deemed feasible by the Board.