

**BYERS VIEW METROPOLITAN DISTRICT, GP NORTH MEADOW  
METROPOLITAN DISTRICT, AND GP SOUTH MEADOW METROPOLITAN  
DISTRICT  
2023 ANNUAL REPORT  
TOWN OF FRASER, GRAND COUNTY**

Pursuant to Section 32-1-207(3)(c), C.R.S., Byers View Metropolitan District (“Byers View”), GP North Meadow Metropolitan District (“GPNMMD”), and GP South Meadow Metropolitan District (“GPSMMD” together with Byers View and GPNMMD, the “Districts” and each a “District”), the Districts are required to submit an Annual Report (“Annual Report”) each year. The Districts submit the following information below for the year ending December 31, 2023 (the “Reporting Year”).

**1. Boundary changes made or proposed to the Districts’ boundaries as of December 31<sup>st</sup> of the Reporting Year.**

Boundary changes were made to BVMD pursuant to an inclusion order dated March 7, 2023 and acres were included into Byers View.

The Board of Trustees of the Town of Fraser approved the Consolidated Service Plan for Byers View, GPNMMD, and GPSMMD on May 17, 2023, which adjusts the boundaries of Byers View, so that Byers View no longer includes the property that is now included in GPNMMD and GPSMMD.

No boundary changes were made or proposed to GPNMMD and GPSMMD during the Reporting Year.

**2. Intergovernmental agreements with other governmental entities, either entered into, proposed, or terminated, as of December 31<sup>st</sup> of the Reporting Year.**

The Districts did not enter into any intergovernmental agreements during the Reporting Year and no intergovernmental agreements were proposed or terminated.

**3. Copies of the Districts’ rules and regulations, if any, as of December 31<sup>st</sup> of the Reporting Year.**

The Districts did not adopt or modify rules and regulations during the Reporting Year. To request copies of any rules and regulations adopted by the Districts, contact the Districts’ legal counsel, Nicole Peykov at [npeykov@spencerfane.com](mailto:npeykov@spencerfane.com).

**4. A summary of any litigation which involves the Districts’ public improvements as of December 31<sup>st</sup> of the Reporting Year.**

There is no litigation, pending or threatened, which involves the Districts’ public improvements, of which the Districts are aware.

**5. The status of the Districts’ construction of improvements as of December 31<sup>st</sup> of the Reporting Year.**

No improvements were constructed by the Districts during the Reporting Year.

**6. A list of all facilities or improvements constructed by the Districts that were conveyed, dedicated, and accepted by the county or municipality as of December 31<sup>st</sup> of the Reporting Year.**

No facilities or improvements were dedicated to the Town of Fraser or Grand County during the Reporting Year.

**7. The final assessed valuation of the Districts as of December 31<sup>st</sup> of the Reporting Year.**

Byers View Metropolitan District:	\$1,009,030
GP North Meadow Metropolitan District:	\$0.00
GP South Meadow Metropolitan District:	\$0.00

**8. Current year (2024) budget including a description of the improvements to be constructed in such year, if any.**

The Districts’ 2024 budgets were filed with the Division of Local Government and are available through the Division of Local Government’s website: [DOLA Website](#).

**9. Copies of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audits, as applicable.**

Revenues and expenditures for GPNMMD and GPSMMD were less than \$750,000 in 2023. Byers View filed a 2023 audit with the State Auditor. The Byers View 2023 audit submission and the GPNMMD and GPSMMD 2023 applications for exemptions from an audit were filed with the State Auditor and a copies are available through the Colorado State Auditor’s online portal: [State Auditor’s Portal](#).

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

None.

**11. Any inability of the Districts to pay its obligations as they come due, under any obligation, which continues beyond a ninety (90) day period.**

None.

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The foregoing Annual Report is submitted by the undersigned, on behalf of the Byers View Metropolitan District, GP North Meadow Metropolitan District, and GP South Meadow Metropolitan District dated this 19<sup>th</sup> day of November, 2024.

SPENCER FANE LLP

/s/ Nicole R. Peykov

Nicole R. Peykov, Counsel for the Districts

*This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5(3).*