

| Vendor ID      |          | Name                 | Payment Number |             | Check Date | Check Number    |
|----------------|----------|----------------------|----------------|-------------|------------|-----------------|
| KROBLAWOFFICES |          | KROB LAW OFFICE, LLC | 0003081        |             | 5/15/2025  | 50683           |
| Invoice Number | Date     | Description          | Amount         | Amount Paid | Discount   | Net Amount Paid |
| 1208           | 5/8/2025 | Legal services       | \$17,045.00    | \$17,045.00 | \$0.00     | \$17,045.00     |

|         |  |  |             |             |        |             |
|---------|--|--|-------------|-------------|--------|-------------|
| Totals: |  |  | \$17,045.00 | \$17,045.00 | \$0.00 | \$17,045.00 |
|---------|--|--|-------------|-------------|--------|-------------|



**KROB LAW OFFICE, LLC**  
Attorneys at Law

8400 E. Prentice Avenue, Penthouse  
Greenwood Village, CO 80111  
Phone: (303) 694-0099

# INVOICE

Date: 05/08/2025

Town of Palmer Lake

## Town of Palmer Lake-General Legal Services

### General Legal Services

| Attorney | Date       | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Quantity | Rate     | Total      |
|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------|
| SPK      | 04/02/2025 | Telephone conference with D. Collins regarding petition questions, recall questions and pending matters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.30     | \$175.00 | \$52.50    |
| SPK      | 04/03/2025 | Email to BOT with Integrity Matters settlement demand attached, Prepare for and attend telephone conference with D. Collins regarding Kolesti threat of defamation suit against Town, Correspondence between Integrity Matters and Town staff, CORA requests from Garrett, Smith, and Dunston, and pending matters, Notes to files regarding same, Review draft summary of initiated ordinance, Provide suggested revisions regarding same to D. Collins, Receive and review proposed agenda, Prepare for and attend agenda prep session with D. Collins and Mayor, Confer with D. Collins regarding additional pending matters, Begin review of Lakeview Heights materials regarding evacuation and access, Receive and review ICC opinion regarding IFC 107.1 exceptions | 4.90     | \$175.00 | \$857.50   |
| SPK      | 04/04/2025 | Continue to review Lakeview Heights submissions including C. Cummings opinion letter, ICC opinioins regarding D107.1 of the IFC and its exceptions, Correspondence from adjacent landowners denying right to install second access road across their property, Letters from El Paso County Parks regarding use of Santa Fe Trail as alternate emergency access and use as emergency evcuation route, Receive and review summary of Emergency Evacuation report from J. Hodsdon, Receive and review text from D. Collins regarding trustee responses to citizen posts, Receive and review summary of Bynum evacuation plan for                                                                                                                                              | 6.10     | \$175.00 | \$1,067.50 |

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|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|----------|
|     |            | Lakeview Heights, Memo to file regarding legal review of Lakeview Heights submissions, Draft and send email to D. Collins regarding Lakeview Heights review and preparation for BOT meeting, Receive and review complaint letter from Integrity Matters regarding trustee social media posts, Receive and review letter from G. Kolesti threatening litigation and previous letter sent to G. Kolesti regarding volunteer activities, Receive and review email from C. Dossey regarding area map of properties requested by Jack                                                                                                                                                                                                                                                                                                            |      |          |          |
| SPK | 04/05/2025 | Receive and review emails from D. Collins forwarding texts from G. Kolesti regarding petition concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.30 | \$175.00 | \$52.50  |
| SPK | 04/07/2025 | Receive and review ticket for defendant Buffenmeyer, Telephone conference with defendant, Send proposed disposition, Review notes, prepare for and participate in telephone conference with D. Collins regarding EcoSpa lease discussions, election and social media issues, Kite property issues, Branch Fowler road development issue, Red Rock Acres annexation process, Lakeview Heights legal review and request to continue and pending matters, Prepare for and attend call with D. Collins and Willans regarding EcoSpa lease, Receive, review and revise materials for 4.10.25 packet including Jack quitclaim deed ordinance and vicinity map, BOT expectations resolution, Resolution accepting petition and setting eligibility hearing, and ordinance authorizing collection agency for delinquent municipal court assessments | 4.50 | \$175.00 | \$787.50 |
| SPK | 04/08/2025 | Finalize and email materials for 4.10.25 packet to D. Collins with cover, Receive, review and respond to email from D. Collins regarding revisions to and additional materials for 4.10.25 BOT meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.50 | \$175.00 | \$87.50  |
| SPK | 04/09/2025 | Telephone conference with D. Collins regarding police radio contract, executive session discussion for BOT meeting, response times for MOUs and pending matters, Receive and review contract for police radios maintenance, Receive and review emails from CIRSA counsel regarding closing of Vanderpool case                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.10 | \$175.00 | \$192.50 |
| SPK | 04/10/2025 | Telephone conference with D. Collins regarding BOT agenda and executive session items, Follow up telephone call regarding same, Prepare for and attend EcoSpa executive session and BOT meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.60 | \$175.00 | \$805.00 |
| SPK | 04/11/2025 | Receive and review approved petition for initiated ordinance and accompanying email from D. Collins, Research regarding retrospective nature of initiated ordinance, Review parks notes regarding soccer field MOU, Receive and review emails from B. Cole and D. Collins regarding absence of CUP provision in existing Town Code, Review Town Code provisions regarding specific CUPs in certain districts                                                                                                                                                                                                                                                                                                                                                                                                                                | 2.00 | \$175.00 | \$350.00 |

|     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |          |            |
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| SPK | 04/15/2025 | Review notes to participate in discussion with CDOT regarding Illumination point, Email to D. Collins regarding same, Telephone conference with D. Collins regarding same, Participate in virtual meeting with D. Collins, J. Chavez and CDOT representatives regarding Illumination Point outstanding issues and enforcement processes                                                                                                                                                         | 1.50 | \$175.00 | \$262.50   |
| SPK | 04/16/2025 | Telephone conference with D. Collins regarding sign application notice for PC meeting, possible meeting to discuss THC concerns, and pending matters                                                                                                                                                                                                                                                                                                                                            | 0.40 | \$175.00 | \$70.00    |
| SPK | 04/17/2025 | Telephone conference regarding S. Neal speeding ticket and possible disposition                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.30 | \$175.00 | \$52.50    |
| SPK | 04/18/2025 | Receive and review draft agenda and respond to email from D. Collins regarding same, Prepare for and attend agenda prep session with D. Collins, Mayor and Mayor Pro Tem, Follow up telephone conference with D. Collins regarding preparation for BOT meeting                                                                                                                                                                                                                                  | 1.60 | \$175.00 | \$280.00   |
| SPK | 04/21/2025 | Receive, review and revise resolution to appoint vacancy on Parks and Trails Commission, Email to D. Collins with cover, Receive, review and revise resolution to extend temporary CUP for Diacut and Hayco after reviewing PC minutes regarding same, Receive, review and reply to follow up email from D. Collins regarding same, Receive, review and revise resolution to set aside blocks of time and establish fees for pickle ball courts after reviewing Xcel spreadsheet regarding same | 2.60 | \$175.00 | \$455.00   |
| SPK | 04/22/2025 | Receive and review emails from D. Collins regarding pending matters, Telephone conference with D. Collins regarding soccer and pickleball MOUs and pending matters, Receive and begin review of MOU for soccer fields and pickle ball courts                                                                                                                                                                                                                                                    | 1.60 | \$175.00 | \$280.00   |
| SPK | 04/23/2025 | Continue to review MOUs for soccer field and pickle ball courts                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.80 | \$175.00 | \$140.00   |
| SPK | 04/24/2025 | Receive, review and revise draft pickle ball waiver of liability and agreement, Email to D. Collins with cover, Receive, review and respond to email from D. Collins regarding pending matters, Office conference with D. Collins regarding pending matters and preparation for BOT meeting and executive sessions                                                                                                                                                                              | 7.60 | \$175.00 | \$1,330.00 |
| SPK | 04/25/2025 | Prepare for and participate in virtual call with owners of marijuana business regarding sales by CBD business, Confer with D. Collins regarding pending matters                                                                                                                                                                                                                                                                                                                                 | 0.50 | \$175.00 | \$87.50    |
| SPK | 04/26/2025 | Receive and review notes from PDSC and PLT&PC, Draft MOU for soccer field, Email with cover to D. Collins                                                                                                                                                                                                                                                                                                                                                                                       | 2.80 | \$175.00 | \$490.00   |

|     |            |                                                                                                        |      |          |          |
|-----|------------|--------------------------------------------------------------------------------------------------------|------|----------|----------|
| SPK | 04/28/2025 | Revise soccer field MOU, Email to D. Collins with cover                                                | 0.80 | \$175.00 | \$140.00 |
| SPK | 04/29/2025 | Review file and negotiate disposition with Municipal Court defendant S. Neal, Send follow up paperwork | 0.60 | \$175.00 | \$105.00 |
| SPK | 04/30/2025 | Telephone conference with N. Poppe regarding amended complaint from Integrity Matters                  | 0.30 | \$175.00 | \$52.50  |

Subtotal \$7,997.50

10-21-5103 *mar*

## Town of Palmer Lake-2024 Annexation

### 2024 Annexation

*— remb.*

| Attorney | Date       | Notes                                                                                                                                                                                                                                                                                                                                        | Quantity | Rate     | Total      |
|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------|
| SPK      | 04/02/2025 | Prepare for and attend weekly meeting, Follow up telephone conference with D. Collins regarding posting and notice issues                                                                                                                                                                                                                    | 0.90     | \$175.00 | \$157.50   |
| SPK      | 04/04/2025 | Continue to review draft water study, Receive and review email from Mayor regarding correspondence from Integrity Matters                                                                                                                                                                                                                    | 1.60     | \$175.00 | \$280.00   |
| SPK      | 04/05/2025 | Finish review of draft water study, Begin drafting memo to M. Morton with SPK comments                                                                                                                                                                                                                                                       | 6.60     | \$175.00 | \$1,155.00 |
| SPK      | 04/07/2025 | Telephone conference with Trustee Hutson regarding Integrity Matters, recall petitions, and use of social media sites and pending issues, Memo to file regarding same                                                                                                                                                                        | 0.90     | \$175.00 | \$157.50   |
| SPK      | 04/08/2025 | Finish memo reviewing water study, Email to D. Collins with cover, Begin review of annexation petitions and maps                                                                                                                                                                                                                             | 2.60     | \$175.00 | \$455.00   |
| SPK      | 04/09/2025 | Prepare for and attend regular weekly meeting with Buc-ee's staff, Telephone conference with S. Frear regarding executive session and bullet points, Review petitions under the statute, Receive, and review email from D. Collins regarding requests for draft studies                                                                      | 1.70     | \$175.00 | \$297.50   |
| SPK      | 04/10/2025 | Receive and review bullet points from Buc-ee's attorney, Forward to D. Collins with cover, Review memo regarding Town's possible bullet points, Johnstown agreements, and studies to prepare for executive session with BOT to discuss annexation agreement, Prepare for and participate in executive session regarding annexation agreement | 4.50     | \$175.00 | \$787.50   |
| SPK      | 04/11/2025 | Receive and review emails between D. Collins and N. Ruiz regarding explanation of 3 vs 6 petitions for annexation, Follow up email from M. Morton                                                                                                                                                                                            | 4.60     | \$175.00 | \$805.00   |

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|     |            | regarding same and D. Collins regarding treatment of UCC property in connection with contiguity, Receive and review email from EPS regarding invoice, Review water study regarding alternatives to TOPL providing water, Receive and review initial draft of completeness review memo from CMI and GMS comments regarding same, Notes to file regarding outstanding issues, Receive and review emails from B. Cole regarding concurrent submission of zoning materials, Begin review of zoning requirements and applications                                                                                                                                                                                                                     |      |          |            |
| SPK | 04/14/2025 | Finish review of Town code PD and related provisions, Draft and send memo regarding CMI questions related to submission of zoning documents, Review zoning submissions from Buc-ee's for PD application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2.30 | \$175.00 | \$402.50   |
| SPK | 04/15/2025 | Receive, review and respond to emails regarding completeness review, Telephone conference with D. Collins regarding revised signatures on annexation documents and memo regarding land use steps, Response to D. Collins regarding same, Prepare for and participate in virtual call with D. Guimond, M. Morton, and D. Collins regarding fiscal and water study finalization, Telephone conference with D. Collins regarding land use timeline and checklist, weekly meeting with applicant                                                                                                                                                                                                                                                     | 3.70 | \$175.00 | \$647.50   |
| SPK | 04/16/2025 | Prepare for and attend weekly meeting with applicants legal counsel, staff and D. Collins, Receive and review B. Cole email regarding concern with use of UCC property to determine contiguity, Call to D. Collins regarding same and narrative for PDP, Follow up discussion with D. Collins regarding annexation map correction issue related to cross hatching, Receive and review emails from fiscal and water consultants regarding population figures, Receive and review emails from N. Poppe and L. Aherne regarding Integrity Matters response and Town's reply, Receive and review Integrity Matters response to CIRSA's motion to dismiss and CIRSA's reply                                                                           | 2.60 | \$175.00 | \$455.00   |
| SPK | 04/18/2025 | Receive and review email from CMI regarding legal opinion related to submission materials, Draft and provide response regarding same, Receive and begin review of CMI completeness memo, Review submissions from Verex regarding sketch development plan, sketch plan (subdivision) and Planned development plan, Receive and review revised fiscal study from EPS, Prepare for and participate in conference call with DRC regarding processing of land use applications, Receive, review and provide comments to revised fiscal study, Email to D. Guimond with cover, Receive and review CMI and GMS comments regarding final fiscal study, Receive and review emails among CMI, D. Collins and N. Ruiz regarding coordination among planners | 7.30 | \$175.00 | \$1,277.50 |

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|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|----------|
| SPK | 04/21/2025 | Receive, review and respond to email from M. Morton regarding revision process for water study, Receive and review email from CMI regarding completeness review meeting with Vortex                                                                                                                                                                                                                                                                              | 0.30 | \$175.00 | \$52.50  |
| SPK | 04/22/2025 | Telephone conference with D. Collins regarding status of studies, Receive and review email from CMI regarding process for revising engineering and land use materials, Receive and review completeness memo from CMI to applicant                                                                                                                                                                                                                                | 1.00 | \$175.00 | \$175.00 |
| SPK | 04/23/2025 | Telephone conference with Lone Tree's City attorney regarding public improvements fee at Park Meadows and similar Public Improvement Fees elsewhere as alternative to tax shareback                                                                                                                                                                                                                                                                              | 0.60 | \$175.00 | \$105.00 |
| SPK | 04/24/2025 | Review notes from executive session and proposal from developer regarding bullet points for annexation agreement, Review sample PIF covenant, Draft and send email to S. Frear regarding initial comments from BOT regarding annexation agreement bullet points, Confer with BOT in executive session regarding annexation agreement                                                                                                                             | 3.90 | \$175.00 | \$682.50 |
| SPK | 04/25/2025 | Receive and review email from M. Davenport and B. Cole regarding water demand numbers and water report, Telephone conference with D. Collins regarding same, Telephone conference with M. Morton regarding same, Draft and send response to DRT regarding same, Begin review of land use timeline, Prepare for and attend DRT meeting regarding finalization of water study, Receive and review email from S. Frear regarding annexation agreement bullet points | 2.30 | \$175.00 | \$402.50 |
| SPK | 04/26/2025 | Receive and review email from D. Collins with final fiscal and water studies attached, Review fiscal study regarding use tax rate, Send email to EPS regarding same, Receive, review and respond to follow up email from D. Collins regarding same                                                                                                                                                                                                               | 0.90 | \$175.00 | \$157.50 |
| SPK | 04/28/2025 | Review PD code to develop timeline for PDP and FDP, Review subdivision code to develop timeline for Sketch plan, PP, and FP, Research ability to waive sketch plan, Prepare for and attend virtual meeting with DRC to review and work on timeline for land use items, completeness review and paths going forward                                                                                                                                               | 2.90 | \$175.00 | \$507.50 |
| SPK | 04/30/2025 | Prepare for and participate in weekly meeting with applicant, Receive, review and respond to email from S. Frear regarding annexation agreement discussion meeting                                                                                                                                                                                                                                                                                               | 0.50 | \$175.00 | \$87.50  |

Subtotal \$9,047.50

10-21-5109-040 *WZ*  
REIMB

Total \$17,045.00