

Vendor ID		Name	Payment Number	Check Date	Check Number	
KROBLAWOFFICES		KROB LAW OFFICE, LLC	0003543	10/23/2025	51130	
Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
1301	10/22/2025	Legal services	\$21,420.00	\$21,420.00	\$0.00	\$21,420.00

Totals: \$21,420.00    \$21,420.00    \$0.00    \$21,420.00

LMP100 M/P CHECK

ENDORSE HERE

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 on back (Patent No. 9,240,956)  
 MobileMark™: Mobile Deposit check mark to indicate  
 check has been deposited via mobile device  
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Town of Palmer Lake  
 02903149495  
 051130



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

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

# INVOICE

Date: 10/22/2025

Town of Palmer Lake

## Town of Palmer Lake-General Legal Services

### General Legal Services

Attorney	Date	Notes	Quantity	Rate	Total
SPK	09/02/2025	Telephone conference with E. Romero and G. Smith regarding audit concerns, PC agenda preparation, and next steps for Chin annexation, Follow up telephone conference with E. Romero regarding PC agenda and packet, Follow up telephone conference with Planning Commissioner regarding possible recusal	1.40	\$175.00	\$245.00
SPK	09/04/2025	Telephone conference with K. Dreher regarding intimidation concerns, Email to Brownstein firm regarding concern with ex parte communications, Email to A. Bergeron regarding safety concerns, Telephone conference with E. Romero regarding election issues and pending matters, Telephone conference with G. Smith regarding safety concerns and pending matters	1.30	\$175.00	\$227.50
SPK	09/05/2025	Telephone conference with G. Smith regarding 121 Lake Ave plans and discussion with division water engineer, Receive and review email related to personnel matter, Receive and review email from M. Brodzik regarding who to complain to, Receive and review email from E. Romero regarding agenda prep, Receive and review email from R. Moseley regarding non-public training of election judges, Receive and review emails regarding election issues	1.90	\$175.00	\$332.50
SPK	09/07/2025	Review Chin petition, Review statute regarding annexation elections, Draft initial resolution, Receive, review and respond to email from J. Egbert and E. Romero regarding election issues, Review Colorado constitution regarding annexation election petitions,	1.90	\$175.00	\$332.50

		Finish initial resolution for Chin annexation, Email to E. Romero with cover			
SPK	09/08/2025	Receive and review email from M. Brodzik regarding election and response from J. Egbert, Telephone conference with Mayor regarding election question, Receive and review email from G. Smith regarding public access signage, Telephone conference with G. Smith regarding same, election issues, and pending matters, Review files and update list of pending matters, Receive and review updated list of pending matters from B. Cole, Email regarding DRT, Receive and review follow up emails from B. Cole and E. Romero regarding same, Receive and review email from N. Poppe regarding subpoenas for media sites, Receive and review emails regarding agenda prep, Prepare for and attend DRT virtual meeting, Finish initial resolution for Chin annexation, Email to E. Romero with cover	3.80	\$175.00	\$665.00
SPK	09/09/2025	Draft proposed press release and email to E. Romero, Receive and review email from chief regarding police incident, Receive and review email from E. Romero to N. Poppe regarding subpoena follow up, Receive and review update from J. Chavez regarding Illumination Point, Receive and review emails between G. Smith and M. Brodzik regarding chain of administration, Receive, review and respond to email from E. Romero regarding limiting access to Town administration building, Receive, review and respond to email from attorney for municipal court Defendant Strzok, Telephone call to attorney regarding same, Telephone conference with E. Romano regarding election and pending matters, Email resolution to set annexation hearing to T. Messenger in connection with Chin petitions with cover regarding additional Town Code requirements	2.20	\$175.00	\$385.00
SPK	09/10/2025	Receive and review initial election results, Telephone conference with E. Romero regarding same and upcoming BOT meeting, Receive and review emails regarding recall results, Receive, review and respond to email from E. Romero regarding replacement trustees, Outline pending issues related to election, Research statute and Town Code regarding implementation of initiated ordinance, Receive and review B. Cole memo to Muni Code regarding codification, Email to B. Cole regarding same	3.20	\$175.00	\$560.00
SPK	09/11/2025	Telephone conference with G. Smith regarding excavation and related issues at Elephant Rock, Telephone conference with E. Romero regarding election, new trustee and commissioner training, implementing initiated ordinance and pending matters, Telephone conference with attorney for municipal court defendant Strozok regarding possible disposition, Receive and review driving records for municipal court	2.10	\$175.00	\$367.50

## defendants Stroz, Pohlen, and Deuter

SPK	09/12/2025	Telephone conference with G. Smith regarding Elephant Rock and work being done by Willans, Review amendment to EcoSpa option to purchase. Email to G. Smith with cover, Follow up telephone conference with G. Smith regarding same, Follow up emails regarding proceeding with parking area work, Receive and review email from B. Cole regarding additional clean up to land use code, Receive and review response regarding same, Review billing file and generate number of hours for IM CORA review, Email to C. Birkeland regarding same, Receive and review email from E. Romero regarding trustee training, Telephone conference with E. Romero regarding same and ordinance authorizing sale of Town property to TwentyFive, Review ordinance and email to E. Romero with cover, Receive and review updated memo from CMI to MuniCode regarding codification, Receive and review emails from Title Company regarding TwentyFive closing, Email to closing agent regarding receipt and review of documents in advance of closing, Receive, review and respond to emails from E. Romero and S. Light regarding Trustee and Commissioner training, Receive and review title commitment and correspondence from Title Company for sale to TwentyFive, Email to title company regarding review of documents for Town to sign, Receive and review emails regarding buyer's survey and issue of ownership of Parcel C, Receive and review follow up email from title company regarding change in identity of buyer, Receive and review emails from B. Cole regarding comments to applicant for Red Rocks annexation, Receive and review survey from buyer's surveyor, Receive and review email from title company regarding authority of mayor pro tem, Provide code section to address authority of mayor pro tem, Listen to BOA meeting regarding 121 Lake Avenue setback variance request, Review BOA minutes from 121 Lake variance hearing and BOA packet	7.90	\$175.00	\$1,382.50
SPK	09/13/2025	Receive and review emails regarding swearing in of new trustees, Receive and review email from J. Chavez regarding MS4 requirements for EcoSpa parking lot	0.30	\$175.00	\$52.50
SPK	09/15/2025	Review DOLA materials regarding ADU compliance, Telephone conferences with E. Romero regarding TwentyFive closing, Receive, review and provide comments on special warranty deed, Follow up with E. Romero regarding same same and pending matters	0.90	\$175.00	\$157.50
SPK	09/16/2025	Telephone conference with E. Romero and G. Smith regarding EcoSpa related matters and pending items, Review amendment to EcoSpa option to purchase, Email to B. Cole, M. Morton, and J. Chaevz with cover, Receive and review email regarding meeting to	2.00	\$175.00	\$350.00

		discuss same, Prepare for and participate in virtual meeting with staff to discuss next steps with Eco/Spa			
SPK	09/17/2025	Receive and review emails from Title Company and buyer's realtor regarding TwentyFive parcel, Confer with E. Romero regarding same and request for amendment to extend closing, Receive and review email from buyer's realtor regarding proceeding with closing on reduced parcel, Draft and send email to buyer's realtor regarding need to resolve remaining issues before closing, Telephone conference with E. Romero regarding CORA requests and pending matters, Receive and review follow up email from TwentyFive realtor, Receive and review emails from Mayor Pro Tem regarding TwentyFive closing issues and BOT meeting matters	1.60	\$175.00	\$280.00
SPK	09/18/2025	Receive and review email from B. Cole regarding Title 17 and Muni Code, Receive, review and respond to email from TwntyFive's realtor regarding extending the closing and resolving ROW and access issues, Virtual meeting with E. Romero regarding pending legal matters and upcoming BOT agenda items, Receive, review and respond to email from E. Romero regarding oaths of office, Receive and review ILC and correspondence related to 121 Lake Ave setback issue, Receive, review and respond to email from M. Helwege regarding TwentyFive transaction, Review PSA regarding calculation of purchase price, Receive, review and respond to email from A. Hutson regarding TwentyFive closing and BOT meeting agenda items	3.50	\$175.00	\$612.50
SPK	09/19/2025	Update list of pending matters, Telephone conference with B. Cole regarding errata version of Title 17 and review and approval process, Update regarding Monument Creek annexation petition and process, Receive and review email from C. Birkelund regarding accounting processes, Draft ordinance to implement initiated ordinance, Telephone conference with TwentyFive's realtor regarding next steps and amendment, Draft and send confirming email regarding same	3.50	\$175.00	\$612.50
SPK	09/21/2025	Continue to draft ordinance implementing ballot initiative requiring annexation election and revised Section 17.14.040 reflecting same	0.70	\$175.00	\$122.50
SPK	09/22/2025	Update list of pending matters, Telephone call to Chin annexation's counsel regarding status, Finish ordinance and Exhibit A to implement initiative regarding annexation elections and revise Town Code, Email to E. Romero with cover, Receive and review emails from R. Moseley and E. Romero regarding budget and BOT packet process, Receive and review follow up email from realtor for TwentyFive, Telephone conference with E. Romero regarding initiative ordinance, TwentyFive amendment and status, and	6.80	\$175.00	\$1,190.00

		items for BOT, Receive, review and respond to email from G. Smith regarding possible future auditors for the Town, Receive, review and reply to response from Chin's attorney regarding status of annexation petition, Receive and review draft BOT agenda, Prepare for and participate in agenda preparation session with E. Romero and Mayor Pro Tem, Review notes from Eco Spa discussion with DRT, Prepare for and participate in virtual meeting with E. Romero, T. Caves, and A. Hutson regarding EcoSpa development, Prepare for and participate in DRT, Telephone conference with E. Romero regarding revisions to agenda to address post executive session actions, Draft and email suggested language to E. Romero, Receive, review and respond to email from E. Romero regarding revisions to ordinance implementing initiative			
SPK	09/23/2025	Review notes and email from applicant's realtor, Prepare for and attend virtual meeting with same and E. Romero and M. Morton to discuss well access easement and amendment to PSA, Receive and review email from applicant's realtor regarding language for 3rd amendment, Review and prepare proposed dispos for defendants Deuter, Pohlen, and Strzok in municipal court, Review email from M. Helwege regarding amendment to PSA with TwentyFive, Telephone conference with G. Smith regarding 121 Lake Avenue inspection, Draft ordinance to vacate portion of Estabrook Street in connection with PSA with TwentyFive, Follow up telephone conference with E. Romero regarding vacation ordinance and amended PSA for TwentyFive PSA	4.60	\$175.00	\$805.00
SPK	09/24/2025	Telephone conference with Mayor regarding participation of new trustees and pending items, Follow up discussion with Mayor regarding same, Receive and review materials from CIRSA's attorney for trustee training, Review SPK materials for trustee training, Outline issues for Trustee transition, Telephone conference with S. Light regarding Trustee training and succession and related issues, Telephone conference with E. Romero regarding packet, Receive and review BOT packet, Draft executive session script for BOT and email to A. Hutson with cover, Work on orientation and training materials, Review Town Code regarding ethics/conduct provisions, Email to E. Romero regarding same	6.30	\$175.00	\$1,102.50
SPK	09/25/2025	Review files and prepare notes for attorney report, Telephone conference with K. Earhart regarding 121 Lake Avenue, Draft and revise report regarding 121 Lake Avenue and email to Town staff and BOA for review, Prepare for and attend office conference with Mayor Pro Tem, E. Romero, and G. Smith regarding pending CORA requests, BOT meeting items, and pending matters, Prepare for and attend BOT meeting and executive session	7.70	\$175.00	\$1,347.50

SPK	09/26/2025	Finish review of S. Light materials for training, Edit materials for training session and email to E. Romero with cover, Prepare for and participate in training session with newly elected trustees and planning commissioners, Confer with G. Smith regarding budget and personnel matters, Follow up telephone conference with K. Eberhardt regarding 121 Lake Ave memo, Receive and review follow up memo from G. Smith regarding personnel matter, Telephone conference with E. Romero regarding possible request for annexation election and materials to include in BOT packet	7.10	\$175.00	\$1,242.50
SPK	09/27/2025	Receive and review emails from R. Moseley regarding agenda item related to accounting and personnel concerns to mayor or attorney, agenda items, and concerns with EcoSpa, Email to DJ Goddard regarding conflict issues for Trustee Moseley in light of pending litigation against the Town, Update list of pending matters	1.60	\$175.00	\$280.00
SPK	09/29/2025	Receive and review email from G. Smith regarding personnel matter and possible investigation. Telephone conference with G. Smith regarding same and agenda for BOT meeting, Finalize municipal court dispositions, Receive and review email from municipal court defendant Swanson, Prepare for and attend DRT meeting	1.90	\$175.00	\$332.50
SPK	09/30/2025	Outline issues for Lakeview Heights land conservation discussion, Prepare for and participate in virtual meeting with Land Conservancy, E. Sepp, E. Romero, and G. Smith regarding same, Notes to file regarding same, Telephone conference with G. Smith regarding Lakeview Heights follow up, Elephant Rock issues and possible meeting and pending matters, Confer with G. Smith and E. Romero regarding personnel issue and pending matters	1.80	\$175.00	\$315.00

ACCOUNT# 10-21-5103  
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Subtotal **\$13,300.00**

**Town of Palmer Lake-2024 Annexation**

**2024 Annexation**

Attorney	Date	Notes	Quantity	Rate	Total
SPK	09/01/2025	Telephone conference with Planning Commissioner Bergeron regarding packet received from Brownstein firm	0.30	\$175.00	\$52.50
SPK	09/02/2025	Finish review of PC questions and possible responses from staff, Draft and send email to consultants	7.90	\$175.00	\$1,382.50

regarding next steps with PC, Draft and send email to Brownstein attorney regarding packets provided to PC members, Draft email to PC regarding PC questions to applicant, receipt of materials from Brownstein firm, outline of PC packet and pending matters, Prepare for and participate in virtual meeting with staff and consultants to prepare for continued PC meeting, Draft agenda language for PC continued meeting and email to E. Romero with cover, Telephone conference with S. Frear regarding materials related to Land Conservancy ROW acquisition, Review Galloway traffic study comments, BBA water study comments and HWA environmental study comments

SPK	09/02/2025	(CORA-IM) Continue review of documents for privilege, Follow up email to C. Gayle	1.00	\$175.00	\$175.00
SPK	09/03/2025	(CORA - IM) Continue to review documents and generate privilege log	3.00	\$175.00	\$525.00
SPK	09/03/2025	Review list of questions from PC, Prepare for and attend weekly meeting with applicant's counsel and staff, Follow up telephone conferences with applicant's counsel regarding PC meeting, Receive and review applicant's summary of PC's questions and applicant's responses, Draft script for PC chair for hearing, Office conference with A. Bergeron regarding recusing, Review packet of materials from Brownstein provided to PC members, Office conference with E. Romero and PC chair, Prepare for and attend PC meeting, Confer with staff regarding same	7.50	\$175.00	\$1,312.50
SPK	09/04/2025	Receive and review email from applicant's counsel regarding planning commission, Telephone conference with applicant's counsel regarding same and steps moving forward	0.50	\$175.00	\$87.50
SPK	09/04/2025	(CORA - IM) Continue to review documents and prepare privilege log	2.50	\$175.00	\$437.50
SPK	09/05/2025	(CORA - IM) Continue to review documents and prepare privilege log, Confer with NLK regarding same	7.70	\$175.00	\$1,347.50
SPK	09/05/2025	Telephone conference with G. Smith regarding discussion with division engineer	0.30	\$175.00	\$52.50
NK	09/05/2025	[CORA-IM] Review documents and draft privilege log	2.00	\$175.00	\$350.00
SPK	09/08/2025	(CORA - IM) Email privilege log to C. Bergelund with cover, Follow up discussion regarding same and delivering to Integrity Matters	0.30	\$175.00	\$52.50
SPK	09/09/2025	Receive, review and respond to email from Town staff regarding redaction of privileged documents based on privilege log, Correct privilege log and resend	0.70	\$175.00	\$122.50

SPK	09/10/2025	Confer with E. Romero, Prepare for and attend weekly meeting with applicant and staff	0.50	\$175.00	\$87.50
SPK	09/12/2025	Email to Town consultants and staff regarding holding off on further work for the moment	0.20	\$175.00	\$35.00
SPK	09/17/2025	Telephone conference with applicant's counsel regarding status of application, Receive and review letter from governor regarding opposition to application	0.40	\$175.00	\$70.00
SPK	09/18/2025	Receive and review and outline response to Integrity Matters objection to CORA invoice	0.30	\$175.00	\$52.50
SPK	09/19/2025	Receive, review and respond to email from K. Gayle objecting to CORA bill	0.60	\$175.00	\$105.00
SPK	09/21/2025	Receive and review M. Beeson email regarding trustee conflict of interest in connection with Buc-ee's vote	0.20	\$175.00	\$35.00
SPK	09/22/2025	Telephone conference with applicant's counsel regarding status of annexation, Receive and review email from applicant's counsel regarding same	0.40	\$175.00	\$70.00
SPK	09/23/2025	Email to E. Romero regarding response to Integrity Matters CORA request, Finalize and send response to K. Gayle	0.40	\$175.00	\$70.00
SPK	09/24/2025	Telephone conference with Mayor regarding possible continuance of 10/2 hearing, Prepare for and participate in weekly meeting with applicant, Telephone conference with applicant's counsel regarding issues for BOT hearing	0.80	\$175.00	\$140.00
SPK	09/25/2025	Receive and review email from applicant's attorney regarding timing of annexation elections required by initiative	0.20	\$175.00	\$35.00
SPK	09/26/2025	Outline materials for BOT packet, Telephone conference with E. Romero regarding same, Telephone conference with S. Frear regarding packet and election request, Follow up call to E. Romero regarding same	0.80	\$175.00	\$140.00
SPK	09/27/2025	Telephone conference with Mayor regarding status of application and possible request for annexation election, Email to N. Poppe regarding Trustee Mosely conflicts, Outline list of pending issues in connection with Buc-ee's annexation	1.50	\$175.00	\$262.50
SPK	09/29/2025	Receive and review email from N. Poppe regarding confidentiality concerns, Receive and review email from M. Beeson regarding possible Trustee conflict of interest, Receive and review letter from applicant's attorney requesting annexation election, Follow up call to applicant's attorney regarding annexation election cost and timing issues, Review notes and finalize PC resolution recommending denial of PD in redline and clean format	2.10	\$175.00	\$367.50

SPK	09/30/2025	Receive and review final letter from applicant requesting annexation election and outline issues for discussion with staff, Email to staff regarding meeting to discuss same and BOT agenda, Draft staff memo regarding annexation election and continuance, Email to E. Romero to send to BOT, Virtual call with staff and A. Hutson regarding same, Receive and review response from S. Frear regarding BOT meeting attendance, Agenda prep with staff and Mayor Pro Tem, Telephone conferences with T. Caves regarding BOT meeting and annexation election, Receive and review mail from E. Romero and agenda for special meeting, Receive and review email from Trustee Moseley regarding staff memo for annexation election/ continuance issue	4.30	\$175.00	\$752.50
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Subtotal \$8,120.00

ACCOUNT# 10-21-5109-040 REIMB  
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Total \$21,420.00

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1301	10/22/2025	\$21,420.00	\$0.00	\$21,420.00
			<b>Outstanding Balance</b>	<b>\$21,420.00</b>
			<b>Total Amount Outstanding</b>	<b>\$21,420.00</b>

Please make all amounts payable to: Krob Law Office, LLC

Payment is due upon receipt.