



Adams County Sheriff's Office

Incident / Investigation Report



Exhibit 1

Case No. : 11CN23006867

Printed Date: 1/13/2025 9:53 AM

Incident Information

Date/Time Reported	Date/Time Occurred From	Date/Time Occurred To	Officer
05/03/2023 16:07:00	12/01/2019 08:00:00	05/03/2023 16:00:00	RUSH, MARILYN M 0710
Incident Location Address			Incident Location City State Zip Code
4201 E 72ND AVE and			COMMERCE CITY CO 80022

Charge(s)

Seq. #	Statute	Statute Description	Fel/Misd	Degree
1	18-4-401(1)(2) (H)	THEFT - OTHER - \$20,000 OR MORE BUT LESS THAN \$100,000	F	F2

Organization(s)

Seq. #	Type	Name		
1	VICTIM OF INCIDENT	Todd Creek Farms Homeowners Association		
Address		Suite	City State Zip Code	Primary Phone

Suspect(s)

Seq. #	Name (Last, First, M)	Aliases									
1	[REDACTED]										
Nickname(s) / Moniker(s)					Race	Ethnicity	Sex	DOB	Age	Height	Weight
					W	N	M	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Address				Apt	City State Zip Code						
[REDACTED]					[REDACTED]						
Primary Language			Primary Phone Number		Additional Phone Number 1			Additional Phone Number 2			
			[REDACTED]								
Employer Name								Business Phone			
[REDACTED]											
Employer Address					Suite		Employer City State Zip Code				
Seq. #	Name (Last, First, M)	Aliases									



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2								
Nickname(s) / Moniker(s)		Race	Ethnicity	Sex	DOB	Age	Height	Weight
		W	N	M				
Address			Apt	City State Zip Code				
Primary Language		Primary Phone Number		Additional Phone Number 1		Additional Phone Number 2		
Employer Name							Business Phone	
Employer Address				Suite	Employer City State Zip Code			

Person(s) Involved

Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age	
1	REPORTING PARTY	DAVIDSON, TONYA					
Address		Apt	City State Zip Code				
9484 E153RD AVE			BRIGHTON CO 80602				
Primary Language		Primary Phone Number		Additional Phone Number 1		Additional Phone Number 2	
		(303) 652-7380					
Employer Name						Business Phone	
Employer Address			Suite	Employer City State Zip Code			

Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age	
2	INVOLVED OTHER	WAGNER, BRET					
Address		Apt	City State Zip Code				
11859 Pecos St.		200	WESTMINSTER CO 80234				
Primary Language		Primary Phone Number		Additional Phone Number 1		Additional Phone Number 2	
		(303) 539-5563		(303) 539-5492			
Employer Name						Business Phone	



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Employer Address		Suite	Employer City State Zip Code					
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
3	INVOLVED OTHER	ORTIVEZ, BRITNY						
Address		Apt	City State Zip Code					
3300 E 72ND AVE			WESTMINSTER CO 80030					
Primary Language		Primary Phone Number		Additional Phone Number 1		Additional Phone Number 2		
		(720) 947-8302						
Employer Name						Business Phone		
Employer Address		Suite	Employer City State Zip Code					

Property

Seq. #	Description					Status
1						STOLEN
Make	Model	Color	Serial No.	Quantity	Value	
				214719.5500	214719.55	
Trailer Information						
Make	Model	VIN	Year	Lic. Plate No.	Lic. Plate State	

Notes / Narratives

Disclaimer: This report is a synopsis of this investigation and is not meant to be a transcript or complete accounting of every detail or circumstance that may be contained within any body worn camera footage collected. Furthermore, this report may include additional information regarding what the deputy was actually seeing or perceiving during this event that may not be captured in the video footage. Similarly, if this report includes information regarding recorded interviews or actions by a deputy, it should be treated as a summary of those interviews or actions and not a transcript.

On 04/24/2023 I, Det. M. Rush-Lara I met with Tonya Davidson who was concerned about possible HOA fees that have been stolen from the Todd Creek Homeowners Association by the current president [REDACTED]

Tonya provided the following information regarding the theft of two hundred and fourteen thousand seven hundred and



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nineteen dollars and fifty-five cents (\$214,719.55). In the 2019 election that was held in November of 2019, [REDACTED] [REDACTED] as elected as the president of the HOA. While being involved in a lawsuit against the HOA reference fines for violations he had incurred. [REDACTED] moved to Todd Creek in 2018. [REDACTED] was fined for violations of having heavy equipment on his property which was against the HOA covenant. Eventually when the fines for the violations were not paid the 2018/2019 HOA board members began to satisfy the fines using [REDACTED] monthly HOA payment dues. [REDACTED] responded by suing the HOA board for civil theft (Adams County 2019CV30478). The five board members listed on the lawsuit were Will Such, Daniel Dougherty, Paul Barth, Edie Apke, Gary Allen, and the management company was Homestead Management Company. In December of 2019 a motion was filed by [REDACTED] attorney to dismiss the case against the HOA with prejudice. In February of 2020 the order was granted, and the case was dismissed with prejudice. During this time [REDACTED] petitioned the area and got signatures by Proxy for the upcoming November 2019 board election.

After the November 2019 election, [REDACTED] [REDACTED] assumed the position of Todd Creek Farms Homeowners Association President. [REDACTED] co-chair who was also elected was Julie Branting, who after a few meetings resigned from the board, the existing members also resigned from the board after [REDACTED] was elected. [REDACTED] filled all of the vacancies (4 open positions) on the board without any input from the community members.

Tonya was informed by previous board members that [REDACTED] changed the financial institution from Union Bank to Vectra bank, which was verified by financial reports that had been posted on the controlled homeowners website.

[REDACTED] also changed the mailing address of the HOA to a post office box in Brighton. For 10 years the Todd Creek Farmer Homeowners Association contracted with Jacobs Constructions for mowing and trail maintenance. Every year Paula Boswell who served as a volunteer to maintain the trails solicited the contract from Jacobs construction to present to the board. In February of 2020 [REDACTED] told Paula the board was going to go in another direction with the trail maintenance and mowing.

[REDACTED] also switched the property management group to Trinity Association Management Company, LLC. Written with in the contract between Trinity and Todd Creek HOA, Trinity is to maintain the common areas and seek bids for service over \$15,000.00 and maintain all financial records. [REDACTED] took control and management of the financial records, and also had control over what is posted to the community website.

On March 19th, 2020, [REDACTED] entered into a contract on behalf of the HOA with Method Landscaping Services, LLC. [REDACTED] signs a four-year contract for \$26,677.05 a year, consisting of three payments of \$8,892.35. A search of the Method Landscaping shows the company incorporated with the Secretary of State on March 7th, 2020, which was 12 days prior to [REDACTED] signing the contract. The registered agent for Method Landscaping is [REDACTED] [REDACTED] [REDACTED]. There is no public listing for Method Landscaping with [REDACTED] [REDACTED] as the owner or operator. The only information pertaining to Method Landscaping is from [REDACTED]. It shows the address for Method Landscaping Services LLC. To be [REDACTED]. It showed the owner as [REDACTED] [REDACTED] the inception date of 03/07/2020 and the voluntary dissolution of June 1st of 2022.

On March 19th, 2020, Method Landscaping was given two payments, on for \$55,083.33 and a second for \$8,892.35. The following payments were made to Method Landscaping LLC.

- 05/12/2020 \$63,975.68
- 06/19/2020 \$750.00
- 07/02/2020 \$5,605.00
- 07/13/2020 \$63,975.69
- 09/17/2020 \$7,837.50
- 09/17/2020 \$7,175.00
- 09/28/2020 \$1,425.00
- 04/25/2021 \$14,088.53
- Totaling \$214,719.55**



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Members reported seeing [REDACTED] mowing the green belt and other common areas to include the 75 acers of the communities open space. Neighbors also saw other people also use [REDACTED] riding mower to mow the community areas. Members of the community ask [REDACTED] about his relationship with Method Landscaping, in accordance with the HOA Code of Conduct and Ethics effective February 3rd, 2020. The code reads, Directors should disclose personal or professional relationships with any company or individual who has or is seeking to have business with the Association. [REDACTED] responds to the questions denying a relationship.

State records for Method Landscaping do not show [REDACTED] listed in association to the company. An internet search of [REDACTED] [REDACTED] showed the company Dogtoons Lab LLC. with the registered agent [REDACTED] and the same address as Method Landscaping LLC. [REDACTED] is also associated to a Digital Strategy Multi - Channel Marketing consultant and a Creative Development & Storytelling Executive on Linked in with an image. The image showed the name [REDACTED] which was matched a Facebook page for [REDACTED] with the same image that was found associating the address. On [REDACTED] Facebook page dated October 1st, 2009, an image posted to [REDACTED] post section had a comment from [REDACTED] on May 2nd, 2013, another image posted on [REDACTED] Facebook page contained comments from [REDACTED] and on June 18th, 2016, an image posted to [REDACTED] Facebook profile state, "[REDACTED] is with Renee Urbanowicz and [REDACTED] at Topgolf (Las Vegas)". A Facebook link from the name [REDACTED] connects to a Facebook page that only has posts from May 2019 to current. I located a Facebook account for Kathryn Pardikes who is also friends with [REDACTED] and Angela Parkies, [REDACTED] on Facebook.

Letters were sent to the board of directors specifically [REDACTED] were sent asking about [REDACTED] relationship with [REDACTED] and [REDACTED] association to Method Landscaping. [REDACTED] was also asked to provide detailed records of receipts and expenditures affecting the operation and administration of the homeowners association funds. Member also requested the contracts for all work performed for the association within the preceding two years. The letter specifically requests the detailed expenditures and all contracts regarding the expenditures totaling \$224,549 for "Grounds Maintenance" for the 2020 year. During [REDACTED] response to the letter he submitted in a public forum [REDACTED] states, "Please see attached spreadsheet with grounds maintenance and a comment for what each item was for". [REDACTED] pasted a table that read; Property, Todd Creek Farms, Date, which ranged from 03/01/2020 until 09/28/2020, Payee / Payer; listing Jacobs Construction and Method Landscaping LLC.. Jacobs Construction was listed only one time with a payment of \$9,829.80 and the description read Invoice from September 201, the rest was cut off. After Payee / Payer was, Type, showing bill, Debit, Balance, and description. There were 9 transactions for Method Landscaping.

03/19/2020	\$55,083.33
03/19/2020	\$8,892.35
05/12/2020	\$63,975.68
06/19/2020	\$750.00
07/02/2020	\$5,605.00
07/13/2020	\$63,975.69
09/07/2020	\$7,837.50
09/17/2020	\$7,175.00
09/28/2020	\$1,425.00

Total transactions = \$214,719.55

Members of the community also addressed the relationship between [REDACTED] and [REDACTED]. A response was sent to the members in June of 2021 which addressed the relationship between [REDACTED] and Method Landscaping. [REDACTED] indicated there was no relationship other than he is the president of the board and [REDACTED] is a contractor servicing the community. [REDACTED] represented he did not have a financial interest, had not been paid, presented with gifts, or received any discounted services, from Method Landscaping.



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On 05/01/2023 I met with Bret Wagner, from Trinity Association Management Company and Community Manager for Todd Creek Farms. During my conversation with Bret, he mentioned that Trinity did not have signing rights on the HOA's Vectra Bank account, usually when Trinity contracts with an HOA they will open accounts with the HOA and having signing rights to pay the bills, trash, sewer, and maintenance. When [REDACTED] met with Trinity he had already opened the bank account. Bret will prepare the checks and Bret will come to the office and sign the checks. Bret mentioned that the previous landscaping company Jacobs Construction resumed the contract in 2022. Bret was asked about the dissolution of the Method contract in 2021. Bret stated he was informed that Method would not be continuing due to the issues that were arising and Jacobs would be taking over. Bret was asked if he received any documentation from the board of the dissolution of the contract between the HOA and Method. Bret stated he thought he had been given something and would provide the document.

Bret did not have any prior knowledge of Method Landscaping and knew there were some members of the community that felt [REDACTED] knew the owner of Method Landscaping, mentioning to Bret [REDACTED] was a friend of the owner on Facebook.

Bret was asked for the returned checks that were processed by Method Landscaping, the contracts for ground maintenance and the trials, documentation of the refund to Method Landscaping after the dissolution of the contract between the HOA board and Method Landscaping, any plans associated to the work performed by Method Landscaping, and all the bids for landscaping work prior to Method taking the contract.

Bret was asked if he believed there was fraudulent activity by any of the members of the HOA Board. Bret stated he did not believe there was and if he thought there was Trinity Management would disassociate themselves. Bret was informed of the relationship located on Facebook between the owner of Method and [REDACTED]. Bret stated he was surprised by the information and did not think [REDACTED] would be dishonest about that.

I contacted Brittny Ortivez, the assistant manager at the Vectra Bank location, 3300 E. 72nd Avenue to verify if there was an account for Todd Creek Farms Homeowners Association. It was confirmed there was an existing account for the HOA.

In a civil case filed on 02/23/2022 between the Todd Creek Farms Homeowners Association and residents Kaniel and Kari Rau a motion was filed to Quash or Modify Subpoena Duces Tecum. The original request was for documents pertaining to [REDACTED] Method Landscaping, to include names of all employees, 1099 contractors, and any individuals being paid by Method.

On November 4th, 2022, the Motion was field in the Adams County Court. Response six of the motion filed from [REDACTED] attorney stated, "[REDACTED] was not involved in the daily operations of the Method's business. [REDACTED] was not a member or manager of Method. [REDACTED] only served as the registered agent for Method from the date it was organized on March 7th, 2020, until Method was dissolved on June 1st, 2021".

Response eight states, "To the best of [REDACTED] knowledge, the name of the former members or managers of Method is/are [REDACTED] [REDACTED]".

Response nine states, "[REDACTED] has provided a copy of the Subpoena to [REDACTED] [REDACTED]".

On November 7th, 2022, a corrected response to the motion to Quash was filed and under section six, [REDACTED] attorney states; "At the time he filed his initial motion to Quash on November 4th, 2022, [REDACTED] did not believe he was a member or manage of Method, and only served as the registered agent for Method from the date it was organized on March 7th, 2021, until Method was dissolved on June 1st, 2022".

Response seven states, "[REDACTED] learned over the weekend that Method was a single member limited liability company, and he was the sole member. Thus, it was erroneously stated in his initial Motion field on November 4th that [REDACTED] [REDACTED] was a member of Method.

Response nine states, "To the best of [REDACTED] knowledge as of today, he is the former member of Method".

Response 10 states, "[REDACTED] provided a copy of the Subpoena to [REDACTED] [REDACTED] in the mistaken belief that he was a former member of Method".

On 02/08/2023 this case was closed case dismissed by the Adams County Courts and showed dismissed with Prejudice.

Further investigation required.



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Exhibit 1

Supplement Information

Supplement Date/Time	Supplement Type	Supplement Officer
12/18/2024 13:38:00	REPORTING	RUSH, MARILYN M 0710
Incident Location Address		Incident Location City State Zip Code

Supplement Organization(s)

Seq. #	Type	Name			
1	OWNER				
Address		Suite	City State Zip Code		Primary Phone

Supplement Person(s) Involved

Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age
	INVOLVE D OTHER	SETCHFIELD, STEWART LEE	W	M	6/10/1969	55
Address		Apt	City State Zip Code		Primary Phone	Primary Language
9100 E 148TH CIR			BRIGHTON CO 80602			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone	
					(701) -58-2884	
Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age
	INVOLVE D OTHER	APKE, EDIE				
Address		Apt	City State Zip Code		Primary Phone	Primary Language
					(303) 471-5121	
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone	
Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age
	INVOLVE D OTHER	DOUGHERTY, DANIEL				
Address		Apt	City State Zip Code		Primary Phone	Primary Language



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Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	BARTH, PAUL						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(303) 358-6669			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	BRANTING, JULIE						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(720) 685-9014			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	DECEASE D SUBJECT	ALLEN, GARY						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(720) 231-0806			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	COOPER, BEN						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	MONTROYA, MARY JO						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		



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Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	DURAN, TRACY						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(303) 667-3074			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	CONE, FRED						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(303) 570-2915			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	BANALLO, MICHAEL						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(720) 227-2024			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	VARGA, PETER						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(303) 746-0042			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			
Seq. #	Type	Name (Last, First, M)			Race	Sex	DOB	Age
	INVOLVE D OTHER	ADAMS, RENE						
Address			Apt	City State Zip Code	Primary Phone	Primary Language		
					(303) 261-2325			
Employer Name		Employer Address	Suite	Employer City State Zip Code	Business Phone			



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Seq. #	Type	Name (Last, First, M)	Race	Sex	DOB	Age
	INVOLVED OTHER	AUSTIN, BARBARA				
Address			Apt	City State Zip Code		Primary Phone
						(303) 659-4132
Employer Name		Employer Address	Suite	Employer City State Zip Code		Business Phone
	INVOLVED OTHER	M, KARI				
Address			Apt	City State Zip Code		Primary Phone
Employer Name		Employer Address	Suite	Employer City State Zip Code		Business Phone
	INVOLVED OTHER	JONES, LARRY				
Address			Apt	City State Zip Code		Primary Phone
Employer Name		Employer Address	Suite	Employer City State Zip Code		Business Phone
	INVOLVED OTHER	CLINE, PATRICK				
Address			Apt	City State Zip Code		Primary Phone
PO BOX 824				HUDSON CO		(303) 981-7396
Employer Name		Employer Address	Suite	Employer City State Zip Code		Business Phone
JACOBS CONSTRUCTION						

Supplement Notes / Narratives

On 05/09/2024 I received the records for the Homeowners Association from the Law offices of Orten, Cavanagh, Holmes and Hunt LLC. They sent a link labeled, "Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1)". Upon opening the link I located 18 PDF files that contained over 29,000 documents and an audio file containing numerous



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recordings. The following is a synopsis of the types of documents contained within the file, for a complete record review the file contents.

While reviewing TCFHOA documents submitted by Todd Creek HOA representatives I observed the following; DOC File Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. .26(a)(1) TCFHOA00001 – TCFHOA01999 on Page 1257 of 1999; screen shot of a post on the community social media page. The comment was post by Rene Adams on September 6, reference the Todd Creek Trails. "Todd Creek Trails (thumbs down emoji). What has happened to out nice trails? I rode my bike and the road base material they added is not for-riding a bike, walking, walking a dog (their poor paws) riding horses I had so many pieces of broken concrete in my tires I got a flat tire The trails were trimmed of weeds until you get to a culver, they used a mower I'm guessing then didn't use any week walker to trim areas they couldn't drive over. About 10 I counted. 4 feet tall of weeds and making walk areas shrink to 2 feet. Bring back the gavel. Yes the gravel they left in a "huge pile" south of 153rd street. And left their shovel. Months ago Please if anyone is seeing this please speak up. We need to return to the service we were getting the last few years."

Page 1258 Larry Jones responded; "There have been two piles of road base left over on the one section of trail. Saturday someone was hauling some away. I'm not sure if that was planned by HOA or someone taking advantage of abandoned road base. I agree the weeds are terrible – I thought the HOA paid someone to run a tractor through. Maybe they're just overdue. There are some sections where the road base washed away after a rain. So there are some issues – but it's better overall than it was before."

Kari M replied; "Agreed. Apparently a new company is managing the weeds and trails now according to [REDACTED] the HOA president. I brought this up before the last meeting to him. The name of the company is Method, but unfortunately I haven't been able to find much info about them. I'm not sure if Method just does the spraying or if they are responsible for more of it. You should ask [REDACTED] though. He should have the details of who is responsible for the maintenance. But I agree, our previous service was much better."

Page 1259 Barbara Austin responded; "This is why you don't give away the oil money. It can be used for these things and not raise the H O A dues later. The trails have needed to be fixed for a long time."

On page 1274 to 1277 were screen shots of some posts pertaining to the trails. A homeowner, Rene Adams comments on the trails looking bad and full of weeds. She asked if the maintenance company was doing a pre-weed. Commenting "Wore it's looked in 10 years for start of growing season".

Stewart Setchfield responds with asking if she is referring to the trails in Todd Creek Farms?. Rene Adams responds she is and there is usually a pretreatment done. Stewart responds, "we are in the process of having the entire trail refurbished. It has not been properly maintained for some years now with erosion and general wear and tear. The project is set to start Monday. That is why we did not pretreat for weeds this year. Thank you for your input. You are always welcome to email the board at [REDACTED] in the future should you have questions". Rene replies ok and she is a horse rider. Rene comments, "15 years ago they were really bad with ruts and flooding old oil pipes showing. I'd never complain since I've been happy of the last years".

Homeowner Mike Banallo responds the new pipes were put in a couple of years prior and the company did a great job of putting the trails back together. But with motorized vehicles using the trails the gravel has shifted and the weeds fine a way in. [REDACTED] responds, "Mike yes it does for sure. This late snows and rains have been messing with schedules. But I can assure you we are in communication with them frequently." Peter Varga responds the trails have weeds but not a lot of people use them, asking if the improvement is for a few or so the community can say they have nice trails. Peter requests that the community not think of ways to spend their money.

Stewart Setchfield responds; "Hi Pete. The trails are a cinnundrum for sure. It is true that only a minority of TCF members use the trails. That being said, we are exploring options to allow better access to those who are not backed up to the trails or close to an access point. In addition, the money for the trails was already allocated in our reserve funds and is already there. The trails are the only significant "tangible" asset TCF has and although many who live here now may not use them, nice trails will better attract new families with horses and/or walker who will use them. Showing interested buyers that we take care of our property may increase all of our property values. I do appreciate your input as I see your point and share some of it. Thank you." On page 1285 and 1286 a discussion of the road used is going on and Stewart Setchfield replies, "We received three bids. We requested more and did not get any back from many contractors. One from the, then current landscaping company and it was the highest cost. Method was in the middle cost wise but they offered a better service, in my opinion. They then completed the



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work, and the trails are far better for the work. So, if I am lying to you now, then just call me a liar. Finally, there are people in your group (and I mean that are phishing this same charade) who have literally accused [REDACTED] of stealing over \$200k from the HOA through this whole Method Landscaping thing and that is the actual lie. Please stop with your business accusations. [REDACTED] did not receive any kickbacks or whatever it is you think. (edited)"

On page 1308 a document titled, "Landscaping Q&A" was submitted to determine the relationship between [REDACTED] [REDACTED] and Method Landscaping. One of the questions requests [REDACTED] to share his relationship with the landscaping contractor. The response was, "There is no relationship other than as the president of the board and a contractor for the community". Another question was, "Is there a financial interest?". The response provided, "No, nor has Mr. [REDACTED] been paid by, presented with gifts from, or received discounted services from Method Landscape Services.", and if a personal relationship exists, which was answered with, "No".

On page 1309 dated 06/15/2020 a screen shot of a text thread between a community member, Fred (303-570-2915) and [REDACTED] discuss the road base and another person who was finishing the trails with a grader. They also discuss the monuments and if there was a meeting.

Page 1885 and 1886, show the TCF HOA budget for 2021, and an unknow year. In 2021 under Maintenance the budget allowed for \$36,000 in ground maintenance, \$20,000 for trail maintenance, \$4,000 for pest control and nothing for fence and tree maintenance. The unknow year (pg 1885) budget allowed for \$36,000 in ground maintenance, \$20,000 for trail maintenance, \$4,000 for pest control and nothing for fence and tree maintenance. Page 1892, 2023 TCF HOA budget. Under Maintenance the budget allowed for \$36,000 in ground maintenance, \$20,000 for trail maintenance, \$4,000 for pest control and nothing for fence and tree maintenance.

I then reviewed Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P .26(a)(1) TCFHOA02000 – TCFHOA04306. Page 74-75 of 2307 documents is an estimate from BNS Construction, owned by [REDACTED] [REDACTED] to Trinity Team, 11859 Pecos St. Ste 200, Denver, CO., Trinity Team is the current management group for Todd Creek Farms HOA. The estimate is for landscaping for one year, dated 02/23/2023. Pages 76-77 is an estimate for landscaping services for King Soopers / Summit Market Place, 480 US-287, Lafayette CO. for one year, dated 02/23/2023.

Page 694, invoice for \$5,577.50 from BNS Construction to Team Trinity for King Soopers / Summit Market dated 03/14/2022 for snow removal services for 2/11. Page 695, invoice for \$6,643.75 from BNS Construction to Team Trinity for King Soopers / Summit Market dated 03/14/2022 for snow removal services for 2/16. Page 696 invoice for \$7,525.00 from BNS Construction to Team Trinity for King Soopers / Summit Market dated 03/14/2022 for snow removal services for 2/21. Page 698 invoice for \$2,415.00 from BNS Construction to Team Trinity for King Soopers / Summit Market dated 03/14/2022 for snow removal services for 03/06. Page 699 invoice for \$1,259.00 to Team Trinity for King Soopers / Summit Market for Mowing contract March of 2021. Page 700, invoice for \$3,092.50 from BNS Construction to Team Trinity for King Soopers / Summit Market dated 03/14/2022, for snow removal services for 03/09.

Page 701, invoice dated 03/18/2022 for \$1,912.50 from BNS Construction to Team Trinity for King Soopers Summit Market for snow removal for 3/16 and 3/17.

Page 709, Income Statement for Todd Creek Farms HOA, for March 2021, under Maintenance the year to month end total was \$19,306.28. Page 711, Annual Budget Comparative for March 2021, under Maintenance the Budget total for grounds showed \$36,000.00 and trail maintenance showed \$20,000.00.

Pages 748- 800 , Tony Robbins DISC & Motivators Full Report for [REDACTED] [REDACTED] DISC stands for Dominance, Influence, Steadiness and Conscientious.

Page 1699, Jacob's Construction Inc. Proposal/Contract submitted to Todd Creek HOA dated 02/17/2020. The proposal was for the following;

Open space and trails from 04/01/2020 to 03/31/2021;

Item A \$3,770.00 Mow entire open space 1 time mid to late summer, Mow open space area east of trail South of Dallas St.

Item B \$2835.00 Broadleaf Kill on trails 3 times per season @ \$945.00. Starts at end of April.

Item C \$2693.00 Mow trails 6' on each side 3 times @ \$897.66.

Item D \$7350.00 See attached map for areas named below.

April thru October for a total of 7 times @ 1050.00

Trash pick-up in all open space



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Fill Prairie dog holes on trail

Area 1: Mow entrance area, weed kill inside (2'-3') & outside of fence

Area 2: Weeds kept out of rock areas; mow from bridge (road) to trail from property line north to property line south

Area 3: (out lot C) : Mow trim up to fence

Area 4: Mow weeds on both side of road

Area 5: Weed kill cobble and rip rap areas; Mow guard rail to 2nd guard rail & in between; mow both sides of fence road

Area 6: Mow path area around cul-de-sac; Mow all area where road meets open space / Trail

Price \$16,648.00.

Page 1701, Jacob's Construction Inc. proposal for Todd Creek HOA, dated 02/17/20. The proposal was for the following; Maintenance along Yosemite: (Each side from Highway 7 to Ehler) April 1st 2020-March 31st 2021.

Broadleaf control for approximately 90,000 square feet per application; Three applications total cost \$3011.40

Mowing along Yosemite outside of the open space area: We will mow up to six inches away from fence line as not to cause any damage to the fence post. Mowing and trash removal seven times from April to October @\$690.00, total \$4,830.00.

Mow and line trim drainage along south side of 159th Ave seven times @ 150.00 for a total cost of \$1050.00

Total contract price \$8,891.40.

Page 1703, Jacob's Construction proposal for the open space and trails; to control Thistle and Salt Cedar trees for 2020. Cost of \$207.50 per acre for each application for Thistle and Bind weeds in the open space and would not exceed \$4,150.00. The work was to be sub-contracted through Hired Gun. The proposal total was for \$4,150.00 unless otherwise changed in writing from Todd Creek Farms HOA.

Page 1705, Jacob's Construction provided an estimate, dated 03/10/2020, to Todd Creek Farms to grade and shape the trails, apply grade 6 road base 12' wide and 17,500 feet long, compact the road base with roller after installation, equipment, and labor for \$194,529.00.

Page 1706 -1716, quote form Method Landscaping, dated 03/09/2020, titled TCFHOA-1, to Todd Creek Farms HOA, PO Box 538 Brighton CO. The quote was for the following;

1 Time pre summer mow-OP Open space Mowing \$3,650.00 Multiyear discount 5% PPP 2% \$3,394.50

3 Times Mow, Mow trails 6' of each side \$845 Multiyear discount 5% PPP 2% \$2,357.55

3 Times Trt Broadleaf Spray Area 8 (red path) \$925 Multiyear discount 5% PPP 2% \$2,580.75

7 Times Mow & Trt Entrance Area 1A & 1B \$7,200 Multiyear discount 5% PPP 2% \$6,696.00+\$3,394.50

7 Times Mow, Trt & Trim Bridge Area Area 2A Included above.

7 Times Mow & trim Out lot Area 7B Included above.

7 Times Clean & Weed Area 7A Included above

7 Times Mow & Trt Area 5A & v 5B Included above

7 Times Mow. Trim & clean Area 6A & 4,600 Multiyear discount 5% PPP 2% \$4,278.00

3 Times Trt Broadleaf Spray Area 6A \$900 Multiyear discount 5% PPP 2% \$2,511.00

7 Times Mow & Trim Area 1C \$175 Multiyear discount 5% PPP 2% \$1,139.25

1 Times Trt Thistle & Salt Cedar \$4,000. Multiyear discount 5% PPP 2% \$3,720.00

Total discount 7%

Subtotal \$26,677.05

Sales Tax included

Total \$26,677.05.

Multiyear agreement will run from March 2020 – October 2024, Partial payment terms are 1/3 down, 1/3 at Month 2, 1/3 at Month 4. Quote is contingent on TCFHOA-2 (proposal to do trails work for \$165,250.00).

Pages 1708 to 1716 are maps of the areas to be maintained.

Page 1882, Income Statement for; April 2021, showing ground maintenance for \$14,088.53.

Page 1884, Annual Budget Comparative for April 2021, showing ground maintenance \$36,000.00.

Page 1886, Check Register for Todd Creek Farms, 04/01/2021 to 04/30/2021, check 1210 was written to Method Landscaping for \$14,088.53 on 04/25/2021.



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Page 1916, Approval message for and invoice approval from Altitude Law for \$500.00. The message reads Hi Felicia, [REDACTED] has approved Altitude Law Invoice #835454 \$500.00.

Page 1917, Approval message for and invoice approval from Altitude Law for \$500.00. The message reads Hi Felicia, Fredrick D. Cone has approved Altitude Law Invoice #835454 \$500.00.

Page 2068, landscaping services contract between Todd Creek HOA and Method Landscaping. The contract shows the payment schedule, down payment 2020 \$8,892.35, June 1st 2020 \$8,892.35, August 1st 2020 \$8,892.35, April 1st 2021 \$13,338.53, June 1st 2021 \$13,338.52, April 1st 2022 \$13,338.53, June 1st 2022 \$13,338.52, April 1st 2023 \$13,338.53, June 1st 2023 \$13,338.52, April 1st 2024 \$13,338.53, June 1st 2024 \$13,338.52. The contract showed the TCF President dated 03/11/20 and [REDACTED] on 03/20/20 as the service provider for Method Landscape Services LLC.

Pages 2085 - , Todd Creek Farms Check Register form 01/22/2021 to 01/22/2022. Page 2086, check 1509 was written to Baily Tree LLC for \$1,400.00. Page 2087, the following checks were written to Jacob's Construction; 07/15/21 ck 1520 Jacobs Construction \$11,000, 09/09/21 ck 1533 for \$22,000.00, 10/07/21 ck 1537 for \$11,000.00 and 11/17/21 ck 1548 for \$11,000.00.

Checks 1215 and 1212 were written on 07/15/2021 and 01/07/2021 to [REDACTED] [REDACTED] for \$1,196.13 (1215) and \$1,718.13 (1212).

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA04307-TCFHOA08721. The documents contained within the file were associated to HOA meetings and community members voting.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA08722-TCFHOA11407. Page 349, Budget Detail for Todd Creek HOA from Jan 2021 to Dec 2021. \$36,000.00 budgeted for Ground maintenance and \$20,000.00 budgeted for trail maintenance. Page 351, Budget Detail from Jan 2022 to Dec 2022, shows the same amount budgeted for ground and trail maintenance.

Pages 469 – 498 are HOA meeting notes from the March 21st, 2022 meeting.

Page 487, Income/Expense Statement for 01/01/20, shown virtually during the March 21st 2022 meeting. Under Grounds Maintenance from Jan to Dec the total shows \$19,860 and \$1,900 for Trails Maintenance.

Page 488, address' the \$224,549.35 spent on ground maintenance. The response was trail maintenance had not been done in the history of Todd Creek and there was \$50,000.00 a year budgeted for the maintenance. The board opted to schedule the maintenance of the trails, add additional culverts to prevent erosion, as well as rebuild the land bridge reconnecting the northern part of the trail.

Multiple bids were sought and they chose the least expensive to have the work done. There was 4000 tons of road base added to the trails and 4 culverts, stoned placed around the monuments in addition to the standard mowing.

Page 605, Jacob's Construction proposal for April 2021 to March 2022, for grounds maintenance the proposal quote was \$50,000.00. The proposal accepted and signed on 06/06/21.

Page 630, 2022 Budget Summary letter for TCF discusses exceeding the budget and is followed by the balance sheet from 04/30/2020. Which is then followed by the 04/2020 Income Statement, underground maintenance for year end to month \$74,805.48. Page 634, Annual Budget Comparative for April 2020. The ground maintenance budget was set for an annual budget of \$19,860, showing a 2,601.53% overage from Jan to April of 2020.

Page 692, Income statement for Todd Creek HOA as of May 2020, showed the ground maintenance to be at \$63,975.68 by the end of May and \$137,781.16 for the year to month end. Page 694, Annual budget Comparative for May 2020, ground maintenance year to date was \$137,107.16, over by 2,328.29%. Also not included in the ground maintenance total were Tree maintenance, and Fence repair.

Page 705, Income statement for July 2020, for the month ground maintenance cost \$69,580.69 and the year to end total was \$208,111.85.

Page 715, Income statement for September 2020, for the month ground maintenance cost \$16,437.50 and the year to end total was \$224,549.35.



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Page 731, Income Expense Statement for December 2019, for the end of year ground maintenance the total was \$19,659.60 of a budgeted \$25,000.00.

Page 1465, Income Statement for March 2020, ground Maintenance totaled \$73,805.48 with a year to end of month total of \$73,805.48. The Method contract with the HOA began March of 2020, with an initial down payment per the contract of \$8,892.35, and two more payments of \$8,892.35 due in June and August, totaling \$26,677.05. Method Landscaping had received \$73,805.48 in March of 2020. If the TCF HOA had paid for the 2020 year (\$26,677.04) there was still a difference of \$47,128.43.

Page 1490, Income Statement for November 2020, grounds maintenance year to end totaled \$224,549.35. If Method Landscaping had been paid in full for the contract years of 2020, 2021, 2022, 2023 and 2024 the total would have been \$133,385.25. By November of 2020 Method Landscaping had received \$91,164.10 over the four-year contract amount. By April of 2021 Jacob's Construction had resumed the landscaping services for Todd Creek Farms.

Page 1737, Todd Creek Farms Homeowners Association Voluntary Director Code of Conduct and Ethics. Under number 6 the code of conduct states, "Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association. Under the subsection, Directors should not: number 4, "Use their positions or decision-making authority for personal gain or to seek advantage over another Owner or non-owner resident." 5 "Spend unauthorized Association funds for their own personal use or benefit." The document was signed on January 23rd, 2020 by [REDACTED]

Page 1776, Meeting Minutes from January, 21st 2021. Board members listed, President [REDACTED] Stewart Setchfield, Fred Cone. Mary Jo Montoya, absent Ben Cooper. During the meeting the committee discusses the trails and the wash out area. [REDACTED] comments about scheduling some maintenance with Method. In April of 2021 Jacob's construction resumes the landscaping contract.

Page 1780, Meeting Minutes from January 2020, under financial status the RBC Reserve account has \$186,257.78 and the Vectra bank account is opened with \$333,894.11.

Page 1785, Meeting minutes from February 2020, Paula Boswell reported she had received 2020 contracts and submitted them to the Board.

Page 1797, Meeting minutes from May 21st, 2020, [REDACTED] had taken control of the Trail Committee and reported the grading work began on the trails and the road base could be applied the following week.

Page 1820, Meeting minutes from April 2020, [REDACTED] reported Paula Boswell resigned from the Trails Committee and trail maintenance will begin between May 18th and the 20th.

Page 2612, 2020 Tax Return for Todd Creek HOA. Page 2621, Tax schedule L under Grounds Maintenance \$224,549. Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA11408-TCFHOA12502. The majority of the documents in the file were architectural request.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA12503-TCFHOA14099. Documents within the file are emails, from the board to the community.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA14946-TCFHOA15284. Page 327, Todd Creek Farms 1099 report for 2018. Pages 328 – 333 copies of the 1099's that were distributed for 2018.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA15285-TCFHOA16783. The majority of the documents in the file were architectural request.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA16784-TCFHOA18395. The documents are invoices prior to 2019 and architectural requests.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA18396-TCFHOA19896. Page 3, duplicate of the 02/17/2020 Jacob's Construction Proposal for 04/01/2020 until 03/31/2021.



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Page 5, duplicate of the 02/17/2020 Jacob's Construction Proposal for maintenance along Yosemite from 04/01/2020 to 03/31/2021.

Page 7, duplicate of the 02/17/2020 Jacob's Construction Proposal for open space maintenance.

Page 8, duplicate proposal for Jacob's Construction for trails work.

Page 10 - 20, duplicate quote for Method Landscaping, TCFHOA-1.

Page 21, duplicate proposal for Jacob's Construction, dated 03/10/2020 for trails work.

Page 256, invoice from Trinity Association for \$18.30. Page 257, approval through [REDACTED] by [REDACTED] to pay the invoice. Page 258, approval through [REDACTED] by Fredric D. Cone to pay the invoice.

Page 296, invoice dated 02/19/2021 from Altitude Community Law P.C for \$538.00. Page 297 approval through [REDACTED] by Fredric D. Cone to pay the invoice. Page 298, approval through [REDACTED] by [REDACTED] to pay the invoice.

Page 300, invoice from Trinity Association for \$69.20 dated 02/28/2021. Page 301, approval through [REDACTED] by [REDACTED] to pay the invoice. Page 302, approval through [REDACTED] by Fredric D. Cone to pay the invoice.

Page 341, invoice dated 03/23/2021 from Altitude Community Law P.C for \$500.00. Page 342, approval through [REDACTED] by [REDACTED] to pay the invoice. Page 343, approval through [REDACTED] by Fredric D. Cone to pay the invoice.

Page 379-380, invoice from Prairie Dog Pros, dated 05/22/2021 for \$1,339.25. Page 381, approval from Fredric D Cone to pay the invoice. Page 382, approval from [REDACTED] to pay the invoice.

Page 386, invoice from Trinity Association Management, dated 04/30/2021 for \$23.05. Page 387, approval from Fredric D Cone to pay the invoice. Page 388, approval from [REDACTED] to pay the invoice.

Page 391, invoice from Altitude Community Law P.C., dated 04/22/2021 for \$500.00. Page 392, approval from Fredric D Cone to pay the invoice. Page 393, approval from [REDACTED] to pay the invoice.

Page 459, check registry for check 1377, used to pay Method Landscape \$1,250.00 issued on 06/25/2020.

Page 460-461, invoice from Method Landscaping, dated 06/19/2020 for \$1,250.00. The invoice was for additional services; 1 Trash Removal Customer assisted loading for Ecoday trash Removal \$650. Discount \$150. Total \$500
5 Additional Mowing added 5-acre parcel located at approximately 10155 E. 155th Place \$150 per acre \$750.
5 Times Additional mowing added South of Ehier on East side of Yosemite to the stop sign located to the south, Client credit for 2020 will be billed in 2021-2024.

The invoice was date 06/19/2020 and signed, the signature looks similar to other documents that were authorized by [REDACTED] (observation only as I am not a handwriting expert).

The front of the invoice was stamped with received June 19 2020, written inside the received stamp was "54004 \$500.00 and 54010 \$750.00".

Page 462, check registry for check 1376 used to pay Data Destruction \$2,050.00 for a community event.

Page 463, invoice from Data-Destruction for \$2,050.00, dated 06/13/2020. Stamped received June 19, 2020 by 50030.

Page 470, invoice from Spring Back for \$515.00, dated 06/15/2020. Page 472, approval from [REDACTED] to pay the invoice. Page 473, approval from Fredric D Cone to pay the invoice.

Page 607, invoice for Hometown Fence for \$13,114.29 for fence installation date 08/03/2021.

Page 660, invoice for Jacob's construction dated, 07/30/2021 for contractual landscaping maintenance for \$11,000.00.

Page 661, approval from [REDACTED] to pay the invoice. Page 662, approval by Cynthia Gunderson to pay the invoice.



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Page 663, invoice for Jacob's construction dated, 08/31/2021 for contractual landscaping maintenance for \$11,000.00.

Page 664, approval from [REDACTED] [REDACTED] to pay the invoice. Page 665, approval by Cynthia Gunderson to pay the invoice.

Page 730-731, check register receipt for check 1412 issued to Method Landscape Services. TCFHOA-8 invoice from Method Landscape, dated 09/28/2020 for \$1,425.00. 3 dump 3 trips mulch haul off.

Page 732, check registry for check 1411 issued to Altitude Community Law P.C. Page 733-734, invoice from Altitude Community Law for \$500.00. Page 735 and 736, approvals for payment from [REDACTED] [REDACTED] and Fredric D. Cone. There were no approvals for the check 1412 issued to Method Landscaping for additional work.

Page 1078 – 1080, check registry for check 1379 issued to Method Landscape Services for \$5,605.00. Invoice TCFHOA-3 dated 05/13/20 for;

13 Grey ¾-1 ½" rock Approximately 13 tons of rock 800 square feet, no unit price listed and no total.

2 Weed barrier Prep, soil killer, weed barrier approximately 800 sq feet, no unit price listed and no total.

1 Metal edging Round top metal edging, no unit price or total listed.

8 Boulders 8–10-ton boulders \$300. Per ton, no total price listed.

Total Discount 5% \$295

Subtotal \$5,605.00, sales tax included, Total \$5,605.00.

The invoice had a received date stamp of June 19, 2020, and the "by" line was blank. There were no board approvals authorizing the payment of the extra services.

Page 1212-1216, check registry for check 1521 issued on 07/15/2021 to [REDACTED] [REDACTED] for \$1,196.13. Invoice from Sunbelt for [REDACTED] [REDACTED] DBA BNS Construction for rental of a 9-inch chipper total \$1,196.13. The invoice was approved for payment by Fred Cone and [REDACTED] [REDACTED]

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA19897-TCFHOA21806. Page 12, Budget Detail from January 2021 to December 2021. Ground maintenance budget \$36,000.00.

Page 1411, copy of Method Landscape Services invoice dated 06/19/2020, TCFHOA-4 for \$1,250.00.

Page 1448, check registry for check 1407 issued on 09/17/2020 to Method Landscaping Services for \$18,242.50.

Page 1449, invoice TCFHOA-7 from Method Landscaping dated 09/17/2020 for;

1 Grey ¾-1 ½" rock Prep and build 3rd tcf monument same as prior monuments, \$3,400.00

Total discount 5% \$2170

Subtotal \$3,230 Sales tax included, Total \$3,230.

Invoice stamped received on Sep 17th, 2020 by 90011.

Page 1450, Method Landscaping invoice TCFHOA-5 dated 09/17/2020 for;

2 20" by 20' culvert Two culverts located at 155th and trail intersection on the west side both north and south of 155th, Total \$7,500.

1 Excavate, Excavate trail, repair, and compact trails no total listed

1 Crushed stone base

Total discount 5% \$375

Subtotal \$7,175, sales tax included, Total \$7,175.

The invoice was stamped received Sept. 17, 2020 by 54010.

Page 1451, Method Landscaping invoice TCFHOA-6 dated 09/17/2020 for;

1 30'x30' Culvert located next to 15710 Boston Court with flared inlet total, \$8250

1 Excavate Excavate, add stone base, and then bury culvert retiring land bridge/path

1 backfill, Using remaining class two Road base from Trail remodel

Total discount 5% \$412.50

Subtotal \$7,837.50, sales tax included, Total \$7,837.50.

Invoice stamped received on Sept 17th, 2020 by 54010.

There were no approvals for payment for these invoices.

Page 1452, check registry for check 1406, issued 09/17/2020 to Prairie Dog Pros for \$1,383.25.



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Page 1453-1454, invoice from Prairie Dog Pros for \$1,383.25.

Page 1455 – 1456, payment approval for Prairie Dog Pros invoice from Fredric D. Cone and [REDACTED]

Page 1486, check registry for check 1253 issued on 03/23/2020 to Method Landscaping for \$55,063.33.

Page 1487, second page of invoice from Method Landscaping, the total on the invoice \$165,250.00.

The invoice is stamped received on Mar 19th 2020 by 54010. Written under the stamped box is \$55,083.33.

Page 1488, page one of the invoice dated, 03-09-2020 labeled TCFHOA-2 for;
 1 Grd & Shp, grade and Shape Trail, unit price \$6,125, discount PPP 2% Multi 3%, Total \$5,818.75.
 4000 tons approx. RdB Class 6 Place Class 6 Road base approximately 4" average thickness, unit price \$33.00, discount PPP 2% Multi 3%, Total \$132,000.
 17500 feet, Com, Compact Whole Trail, \$1.65, discount PPP 2% Multi 3%, Total \$27,431.25.
 1 Trail touch up, As needed not to exceed 1/8 of initial stone placement Years 2-5 Subject to material increase, Estimation only \$19,356.25.
 Total discount 5%.
 Subtotal \$165,250.00.

Page 1489, check registry for check 1252 issued on 03/23/2020 to Method Landscaping for \$8,892.35.

Page 1490 - 1491, invoice from Method Landscaping TCFHOA-1 dated 03/09/2020 for;
 1 Time pre summer mow-OP Open space Mowing \$3,650.00 Multiyear discount 5% PPP 2% \$3,394.50
 3 Times Mow, Mow trails 6' of each side \$845 Multiyear discount 5% PPP 2% \$2,357.55
 3 Times Trt Broadleaf Spray Area 8 (red path) \$925 Multiyear discount 5% PPP 2% \$2,580.75
 7 Times Mow & Trt Entrance Area 1A & 1B \$7,200 Multiyear discount 5% PPP 2% \$6,696.00+\$3,394.50
 7 Times Mow, Trt & Trim Bridge Area Area 2A Included above.
 7 Times Mow & trim Out lot Area 7B Included above.
 7 Times Clean & Weed Area 7A Included above
 7 Times Mow & Trt Area 5A &v 5B Included above
 7 Times Mow. Trim & clean Area 6A &4,600 Multiyear discount 5% PPP 2% \$4,278.00
 3 Times Trt Broadleaf Spray Area 6A \$900 Multiyear discount 5% PPP 2% \$2,511.00
 7 Times Mow & Trim Area 1C \$175 Multiyear discount 5% PPP 2% \$1,139.25
 1 Times Trt Thistle & Salt Cedar \$4,000. Multiyear discount 5% PPP 2% \$3,720.00
 Total discount 7%
 Subtotal \$26,677.05
 Sales Tax included
 Total \$26,677.05.

Page two of the invoice stamped received on Mar 19th, 2020 by 54010 and \$8,892.35 written next to 54010.

Page 1694, check registry for check 1349 issued on 05/12/2020, to Method Landscaping for HOA 1 and HOA 2, for \$63,975.68.

Page 1760, check 1382 issued on 07/13/2020 to Method Landscaping for \$63,975.69 for final payment for trail work.

Page 1770, check registry for check 1379 issued on 07/02/2020 to Method Landscaping for \$5,605.00 for grounds maintenance.

Page 1771 – 1772, invoice TCFHOA-3, dated 05/13/2020 from Method Landscaping. The invoice stamped received on June 19th, 2020.

Page 1832, check registry for check 1415 issued on 10/15/2020 to [REDACTED] for common area maintenance for \$2,350.81. I did not see any supporting documents to describe what the maintenance was. There was also no board approval for the check.



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Page 1835, check registry for check 1413 issued on 10/08/2020 for \$5,229.01 to [REDACTED] [REDACTED] for reimbursement of administrative expense and common area maintenance.

Page 1837, typed document showing a list of costs with the total \$5,229.01. Stamped received on Oct 6th, 2020 by 50005 and 54025, there were two amounts noted \$2,072.00 and \$3,157.01.

Page 1838, check registry for check 1412 issued on 10/08/2020 for \$1,425. to Method Landscaping for grounds maintenance. Page 1839, invoice TCFHOA-8 from Method Landscaping dated 09/28/2020 for \$1,425.00.

Exhibits to Association's Initial Disclosure Statement Pursuant to C.R.C.P. 26(a)(1) TCFHOA21807-TCFHOA29247. This file contained architectural requests and 2008 financials Todd Creek Farms HOA.

On 12/11/2024 I spoke to Patrick Cline, owner of Jacob's Construction about the condition of the Todd Creek Farms HOA property when he resumed service. I asked how Jacob's Construction regained the contract. Patrick was contacted by [REDACTED] and asked to submit a bid for landscaping services. Patrick resumed landscaping services in 2021. Patrick had heard the previous company was owned by [REDACTED] and the homeowners were being mean to [REDACTED] employees. Which was the reason the contract was not renewed. Patrick has done landscaping services for twenty years servicing the Brighton area. Patrick had been servicing the Todd Creek HOA area for several years. Patrick was only told they HOA was going to use a different company in 2020.

Patrick was asked if one person could maintain the property and he said that would not be likely unless they were spending a lot of time there. Patrick uses a combination of push and riding mowers to maintain the property and a large farm tractor with a 15-foot blade to mow the open space. Patrick has two employees and himself working to maintaining the property. It takes all three of them two days to details the trails, one day to for the work along Yosemite, and one employee two days to mow the open space.

Patrick was asked if there was any overgrowth that would indicate the property had not been maintained. Patrick indicated when he resumed the contract there was a lot of overgrown weeds in the rock areas along Yosemite. He could tell that area had not been maintained. Patrick was asked about the trail system and if the entire trail system had been redone with road base. Patrick indicated there were areas that did not have road base, but that was most like due to the base being washed away. The proper way to have done the trails would have been to grade and shape the trail prior to applying the road base. Shaping the trail includes cutting in a ditch on both side to prevent the road base from being washed away. Patrick's bid for the trail system did include shaping the trails and that was not done when the pervious company did the work on the trails.

Patrick was asked about the condition of the open space when he resumed the contract. Patrick was not sure because he does not run the tractor, his employee Brian does and he would ask him and call me back.

Patrick currently has the Todd Creek contract and was told he could continue the contract through 2026 if he wanted to. I asked about payments from the HOA and communication between he and [REDACTED] Patrick has spoken to [REDACTED] on few occasions and has had most of their communications via e-mails. Patrick receives his checks by mail, the envelope has a window displaying Todd Creek Farms HOA, there is no return address. Patrick noted the check is signed by only one person and he was not sure who that was.

After review of the documents the only check undocumented is #1210 for \$14,088.53, issued to Method Landscaping on 04/28/2021. The memo of the check read for TCFHOA-9.

Check's 1327, 1412, 1379, 1407, \$46,170.98 of \$55,063.33 from check 1253 and check 1210 were all extra services provided by Method Landscaping. All of the services provided by Method Landscaping with the exception of the services provided in TCFHOA-9 were submitted by invoices to Todd Creek HOA. TCFHOA-9 invoice is unaccounted for in the documents submitted by Todd Creek HOA. A breakdown of the checks issued are as follows.

Todd Creek HOA paid Method Landscaping, from 01/01/20 to 04/28/2021 a total of \$232,518.08
 The Method Landscaping contract for one year from 03/2020 to 04/2021 totaled \$ 26,677.05
 Check 1252 issued on 03/23/20 for, "1/3 Down Payment Grounds Mainten..." \$ 8,892.35
 Check 1253 issued on 03/23/2020 for another, "1/3 Down Payment Grounds Mainten..." \$ 55,083.33
 (Contract details, initial down payment March 2020 \$8,892.35, June 1st 2020 \$8,892.35, August 1st 2020 \$8,892.35) Total \$26,677.05. \$8,892.35 + \$55,083.33=\$63,975.68 -pd 03/23/2020 – over contact by \$27,278.63. There were no other contracts



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Exhibit 1

indicating what the overage was to cover at this time.

Check 1349 issued 05/12/20 for, 'Grounds Maintenance', not trail maintenance. \$63,975.68

By July of 2020 \$63,975.68 + \$27,278.63 = \$91,254.31 over initial contract with no other contract on record to outline what the overage was to be used for. There was no invoice submitted for the work done on the trail only the quote submitted on 03/09/2020 and signed by [REDACTED]

Check 1379 issued 05/13/20 for, "Landscaping Additional Work" (TCFHOA-3) \$ 5,605.00

Check 1377 issued 6/25/2020 for, "Landscaping Contract" (TCFHOA-4) \$ 1,250.00

Check 1382 issued 07/13/2020 with no memo \$63,975.69

Registry for check states final payment for trail work \$91,254.31 + \$63,975.69 = \$155,230

TFCHOA-2 total was for \$165,250.00, showing a \$10,020.00 discrepancy.

Check 1407 issued 09/17/20 for "Monument, Culvert, Culverts" (memo line) \$18,242.50

(TCFHOA-5, TCFHOA-6 & TCFHOA-7 invoices)

Check 1412 issued 09/28/20 for, "Landscaping Additional Work" (TCFHOA-8) \$ 1,425.00

Check 1210 issued 04/28/2021, "Invoice HOA-9" \$ 14,088.53

It was clear from the records provided that there is a lack of consistency of board approvals when paying invoices. Some invoices required approval and some did not when additional services were provided.

I spoke to former Todd Creek HOA board president Edie Apke about the procedures to pay invoices during her time as president. Edie served on the HOA board from 2015-2019, serving as treasurer for 2018 and 2019. As president of the board Edie wanted complete transparency, so if there was an invoice(s) that needed to be paid, the Management company drafted the checks, the board met once a month, during the meetings the checks would be discussed and approved, Edie required each check to be signed by two of board members. Every board member was a signer on the checking account, and if a board member initiated the invoice for reimbursement then they were not allowed to sign the check. If there was an invoice that was not agreed upon then a member would gather more information for the next meeting.

The president was required to be the signer on all contracts, and two members still signed the checks even for utility payments. Edie and I discussed the raised HOA dues and she indicated the HOA did not have oil revenue until 2018. In 2018 the board was approached by the oil company about the mineral and oil rights. The land developer objected to the homeowners receiving the oil revenue and ultimately filed a lawsuit against the board in attempt to reacquire the oil rights. The HOA won the lawsuit and that was when they began receiving the oil revenue checks.

As Edie and I spoke she told me in April of 2021 there was a board meeting that was not disclosed to the public. During this meeting [REDACTED] told the board that he was going to invest in Method Landscaping and he knew to be a conflict of interest. [REDACTED] offered to resign due to conflict of interest unless the board signed off on the conflict of interest. The end result was the board signed off on the conflict of interest.

In 2019 the board members were Edie Apke, Dan Dougherty, Paul Barth, Julie Branting, and Gary Allen (deceased). [REDACTED] and Stewart took over Edie and Dan's spots on the board in December of 2019. So in the beginning of 2020 the board consisted of [REDACTED] Stewart, Gary, Paul and Julie. Within a few months Gary, Paul and Julie left and the new board members were Ben Cooper, Mary Jo Montoya, Tracy Duran who quite before the first meeting and Fred Cone was appointed.

Edie told me about a meeting she attended where [REDACTED] had to be escorted out of the meeting by Sheriff's Office Deputies. Edie witnessed the incident, during the HOA meeting [REDACTED] ended the meeting abruptly. As [REDACTED] was leaving and a community member commented about [REDACTED] shirt. [REDACTED] approached the community member, who had just had a surgery and was in a cast or brace. [REDACTED] stood, "toe to toe" with the community member and became verbally aggressive. [REDACTED] told him to repeat what he had said and then [REDACTED] threatened to assault the man. Edie was seated two rows in front of the male [REDACTED] threatened and saw the entire interaction. The community member looked over at the Deputy who was working off duty at the meeting and asked if the Deputy was going to react. The Deputy asked [REDACTED] to leave and when [REDACTED] was not compliant [REDACTED] was escorted out. The deputy did secure [REDACTED] by the arm and [REDACTED] did pull his arm away from the deputy. When Edie left the meeting the Deputies were still outside with [REDACTED]

Edie and I discussed board ethics and during our conversation Edie indicated a new homeowner contacted Brent with Team Trinity requesting a list of contractors for Todd Creek. [REDACTED] called the homeowner back offering BNS' services. When I spoke with Bret he indicated that Trinity kept a contractor list for the homeowners. According to the documents submitted by the HOA, BNS does work for Team Trinity as well as other business' that Trinity manages.



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During my review of the documents submitted for Todd Creek Homeowners Association by their attorney I did not see any contracts for the work provided by Method Landscaping for the trails to be redone. I only saw invoices. There was no contract outlining in detail what work was to be completed. When payment was to be made or if there were payments already made. There were no guidelines as to quality or timeline, or what would have happened in the event the work was not completed. The Method Landscaping contract submitted March 9th, 2020, and signed March 19, 2020 by [REDACTED] and March 20th by an MLS representative [REDACTED]. The contract details include, Descriptions of Services, Payment, Term, Work Product Ownership, Confidentiality, Default, Cancellation provisions, Inclement Weather or Acts of God, Remedies, Indemnification, Force Majeure, Dispute Resolution, Entire Agreement, Severability, Amendment, Governing Law, Notice, Waiver of Contractual Right, Construction and Interpretation, and Assignment. There are no terms within the contract for additional work or work outside the scope of the contract. There is a provision to changes to the scope of the work and that work may be billed separately.

On 12/18/2024 I spoke to Patrick with Jacob's construction. Patrick spoke with his employee's about the condition of the open areas when the contract was resumed. The open areas had to be mowed twice with two farm tractors with 15-foot blades to get the overgrown open areas under control. It took them two days to get the open areas mowed due to the overgrowth. The tractors had to be taken along the trails as well because the only area that had been mowed was about a three-foot section along the edges of the trails. This three-foot section is typically seen when a riding mower is used. Jacob's construction billed Todd Creek HOA an extra \$5,000.00 dollars in addition to the seasonal contract for the extra work it took to correct the overgrowth. The additional \$5,000.00 also included the cleanup of overgrown weeds in the rocked areas, which did not appear to have been maintained at all.

When Jacob's Construction resumed the contract, Todd Creek HOA added some areas to the mowing services, they also increased the number of times the open spaces area mowed from once to twice a season. They increased the number of times the center median is mowed along Yosemite from one to two. They added an open space to the east for mowing and increased the number of times the edges of Ehler street are mowed from once to twice.

My findings are that regardless of [REDACTED] [REDACTED] [REDACTED] being the registered agent of Method Landscape Services LLC. it is [REDACTED] who has been the sole operator of Method Landscape Services LLC., since March 2020. [REDACTED] [REDACTED] and [REDACTED] had an existing relationship prior to March of 2020 and that relationship dates back several years. The maintenance that was done as per the contract between Method Landscape Services and the Todd Creek HOA was partially completed. As indicated by homeowners witnessing some of the grounds maintenance and trail work done, and the additional work that had to be done by Jacob's Construction when the contract was reacquired in April of 2021. It is clear that Method Landscape Services LLC. received payment for grounds and trail maintenance from March of 2020 until April of 2021 totaling \$232,518.08. It is clear that [REDACTED] did transfer money from the Method Landscape Services LLC bank account to his personal checking account and did also write himself checks from the Method Landscape Services account as well as take out cash withdrawals from the Method account. [REDACTED] also opened an account for BNS Construction using money from the Method Landscape Services LLC. account. Actions which may constitute a violation of the fiduciary responsibility as President of the HOA but not of a criminal nature. I am closing this investigation and have nothing further at this time.



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Supplement Information

Supplement Date/Time	Supplement Type	Supplement Officer
09/17/2024 13:15:00	REPORTING	RUSH, MARILYN M 0710
Incident Location Address		Incident Location City State Zip Code

Supplement Notes / Narratives

On 05/25/2023 I, Det. M. Rush-Lara requested the financial documents for the Todd Creek Farms Homeowners Association [REDACTED] from Vectra Bank. I also received the Income/Expense Statement for 11/01/2019 to 11/30/2019 for the Todd Creek Farms Homeowners Association. Under "Grounds Maintenance" the year-to-date total was \$19,659.60 and the year-to-date for "Common Area Maintenance" totaled \$0.00 with a "Tree Maintenance" of \$2,543.85 totaling \$22,203.45.

On 06/27/2023 I received the financial documents from Vectra bank from Vectra Banks Custodian of Records Doreen Galzerano. I received the requested bank statements and signature cards for The Todd Creek Homeowners Association for four accounts, bank records for the IP addresses used to make transfers for 2020 and 2021, records for two debit cards numbers associated to the accounts, attachment release and the custodian of records affidavit. I reviewed the received digital copies from Vectra Bank for checks 1210, 1252, 1253, 1349, 1377, 1379, 1382, 1407, and 1412.

Check 1210 was handwritten to Method Landscape Services, without an issue date. The check was processed on 04/08/2021 and was not endorsed. Printed on the back of the check under the endorsement area along the side of the check was, "For Deposit Only – JPMC". Below the check was a notation, "Bank Of First Depoist (BOFD) JPMorgan Chase Bank".

Check 1252 was issued to Method Landscaping Services, LLC. on 03/23/2020, processed on 03/30/2020, had a signature in the endorsement area, and a notation on the scan under the check saying, "Bank of First Depoist (BOFD) Formerly Bank One now Chase".

Check 1253 was issued to Method Landscaping Services, LLC. on 03/23/2020, processed on 03/30/2020, had a signature in the endorsement area, and a notation on the scan under the check saying, "Bank of First Depoist (BOFD) Formerly Bank One now Chase".

Check 1349 was issued to Method Landscaping Services, LLC. on 05/12/2020, processed on 05/13/2020, in the endorsement area was handwritten, "For deposit only" with an account number, [REDACTED] one digit was covered by a digital blemish. Under the was a notation, "Bank of First Depoist (BOFD) Formerly Bank One now Chase".

Check 1377 was issued to Method Landscaping Services, LLC. on 06/25/2020, processed on 07/01/2020. There was no type of endorsement in the endorsement area and printed on the back of the check along the edge was, "For Deposit Only – JPMC". Under the check was "Bank of First Depoist (BOFD) JPMorgan Chase"

Check 1379 was issued to Method Landscaping Services LLC, on 07/02/2020, processed on 07/28/2020. There was no type of



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endorsement in the endorsement area and printed along the back edge of the check was, "For Deposit Only – JPMC". Under the check was "Bank of First Depoist (BOFD JPMorgan Chase"

Check 1382 was issued to Method Landscaping Services LLC. on 07/13/2020, processed on 07/15/2020, and endorsed with a stamp that read, "CREDITED TO ACCOUNT OF WITHIN NAMED PAYEE FOR DEPOSIT ONLY", "JPMorgan Chase Bank, N.A.". There was a digital blemish down the center of the back of the check, just below the check read, "Bank Of First Depoist (BOFD) Formerly Bank One now Chase".

Check 1407 was issued to Method Landscaping Services, LLC. on 09/17/2020, processed on 09/28/2020 and was endorsed with a stamp, "CREDITED TO ACCOUNT OF WITHIN NAMED PAYEE FOR DEPOSIT ONLY", "JPMorgan Chase Bank, N.A.". There was a digital blemish down the center of the back of the check, just below the check read, "Bank Of First Depoist (BOFD) Formerly Bank One now Chase".

Check 1412 was issued to Method Landscaping Services, LLC., on 10/08/2020, processed on 11/02/2020 and not endorsed. Along the back edge of the check was, "For Deposit Only JPMC". Below the check read, "Bank Of First Depoist (BOFD) JPMorgan Chase".

On 08/07/2023 I submitted a production of records request for account information from JP Morgan Chase for the accounts for Method Landscaping. The order was approved and signed on 08/07/2023 and served to JP Morgan Chase on 08/08/2023.

On 09/20/2023 I received the requested records from JPMorgan Chase. The records included checks (1210, 1252, 1253, 1349, 1377, 1379, 1382, 1407, and 1412), statements, signature cards and electronic transfers into and out of the Method Landscaping account. The Method Landscaping account was opened on 03/07/2020 by [REDACTED] [REDACTED] [REDACTED] as the account holder and [REDACTED] [REDACTED] as a signer on the account. The account signature card was signed by both parties on 03/23/2020.

The opening deposit for the account was \$400.00 on 03/23/2023. On 03/30/2023 [REDACTED] [REDACTED] [REDACTED] used his debit card ending in 4002 to deposit \$64,975.68, check 1253 for \$55,083.33 from Todd Creek Farms HOA, paid to Method Landscaping and check 1252 for \$8,892.35 from Todd Creek Farms HOA, paid to Method Landscaping. Both checks were signed by the same person and endorsed by [REDACTED] [REDACTED]

While reviewing the Method Landscaping bank account statements I discovered the following checks had been paid from Method Landscaping's checking account but the payee was unknown, and there were no digital images of the checks.

Check 2501 was paid on 04/07/2020 for twenty-four thousand dollars, \$24,000.00.

Check 2504 was paid on 06/12/2020 for seven thousand dollars, \$7,000.00.

Check 2506 was paid on 06/24/2020 for five thousand dollars, \$5,000.00.

Check 2509 was paid on 07/14/2020 for fourteen thousand four hundred and eighty-eight dollars and thirty-three cents, \$14,488.33.

Check 2511 was paid on 08/21/2020 for two thousand dollars, \$2,000.00.

Check 2512 was paid on 09/01/2020 for four thousand six hundred dollars, \$4,600.00

Check 2513 was paid on 09/22/2020 for two thousand dollars, \$2,000.00.

Check 2514 was paid on 09/21/2020 for two thousand dollars, \$2,000.00.

Check 2518 was paid on 11/09/2020 for two thousand dollars, \$2,000.00.

Check 2518 was paid on 12/14/2020 for two thousand dollars, \$2,000.00.

Check 2520 was paid on 05/03/2021 for three thousand eight hundred and two dollars, \$3,802.00.

Further, within the records provided by JPMorgan Chase the following cash withdrawal slips are shown:

On 04/07/2020 a cash withdrawal slip was completed for \$10,000.00 dollars and signed by either [REDACTED] or [REDACTED] (Bank image, date looks like 3/7/20)

On 06/24/2020 a cash withdrawal slip was completed for \$5,000.00 dollars and signed by either [REDACTED] or [REDACTED]

On 09/28/2020 a cash withdrawal slip was completed for seven thousand five hundred dollars, \$7,500.00 and signed by either [REDACTED] or [REDACTED]

On 10/20/20 a cash withdrawal slip was completed for seven thousand five hundred dollars, \$7,500.00 and signed by either [REDACTED] or [REDACTED]

On 11/05/2020 a cash withdrawal slip was completed for nine thousand dollars, \$9,000.00 and signed by [REDACTED]. On the top of the withdrawal slip under customer name, [REDACTED] [REDACTED] is printed with the account number for Method Landscaping, 610121755. Your affiant noted the signature that appeared on the withdrawal slip is similar to the signature on the other cash withdrawal slips.

On 12/09/2020 a cash withdrawal slip was completed for two thousand five hundred dollars, \$2,500.00 and signed by [REDACTED] On



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the top of the withdrawal slip under customer name, [REDACTED] is printed with the account number for Method Landscaping, [REDACTED], making the total cash withdraws by [REDACTED] forty-one thousand five hundred dollars (\$41,500.00).

I also located within the Method Landscaping statements the following credit card transactions.

On 09/21/2020 a credit card payment of nine thousand three hundred and fifty-three dollars and seventy-nine cents, \$9,353.79 was made to Barclaycard US in the name of [REDACTED]

On 10/13/2020 a credit card payment of eleven thousand five hundred and forty-seven dollars and fifty cents, \$11,547.50 was made to Barclaycard US in the name [REDACTED]

On 11/06/2020 a credit card payment of seven thousand six hundred and twelve dollars and sixty-five cents, \$7,612.65 was made to Barclaycard US in the name [REDACTED]

On 12/07/2020 a credit card payment of four thousand two hundred and forty-six dollars and thirty-four cents, \$4,246.34 was made to Barclaycard US in the name [REDACTED]

On 05/11/2021 a credit card payment of seven thousand fifty dollars, \$7,050.00 was made to Barclaycard US in the name [REDACTED]

Method Landscaping records showed four electronic transfers totaling fifty-nine thousand dollars, \$59,000.00. The transfers were internal transfers from the Method Landscaping bank account [REDACTED] to other internal JP Morgan Chase accounts.

06/02/2020 online transfer from Method Landscaping checking account [REDACTED] to a Chase Bank account ending in [REDACTED] for ten thousand dollars, \$10,000.00.

06/12/2020 online transfer from Method Landscaping checking account [REDACTED] to a Chase Bank account ending in [REDACTED] for ten thousand dollars, \$10,000.00.

07/08/2020 online transfer from Method Landscaping checking account [REDACTED] to a Chase Bank account ending in [REDACTED] for fourteen thousand dollars, \$14,000.00.

08/05/2023 online transfer Method Landscaping checking account [REDACTED] to checking account ending in [REDACTED] for twenty-five thousand dollars, \$25,000.00.

Method Landscaping account statements from 01/01/2021 to 03/31/2021 show no activity in the account. On 04/28/2021 a deposit is made into Method Landscaping's account with Todd Creek HOA check 1210 for Fourteen-thousand eighty-eight dollars and fifty-three cents (\$14,088.53).

There were two debit cards associated to the Method Landscaping bank account [REDACTED], one issued to [REDACTED] and one issued to [REDACTED]. The only debit card used to make purchases was the card belonging to [REDACTED] debit card [REDACTED] was only used once to make the ATM deposit on 03/30/2023.

A google search of [REDACTED] shows [REDACTED] CEO / Co-Owner / Inventor – LinkedIn, working for and owner of The Neutrino Group. Law enforcement data bases show [REDACTED] using the 13098 Race Court address, as well as the other addresses that were listed on documents filed for The Neutrino Group and JSP Consulting LLC with the Colorado Secretary of State.

A search through the Colorado Secretary of State data base for, The Neutrino Group, showed the registered agent for the Neutrino Group is [REDACTED] 13098 Race Court, Thornton, CO. The Articles of Organization were filed March 5th, 2001, listed phone numbers for the business were 303-810-3702 and 303-280-0067, a listed e-mail address for the business was [REDACTED]. On April 9th, 2001, a Certificate of Assumed or Trade Name was filed by JSP Consulting LLC. On 08/10/2006 an Article of Reinstatement was filed for JSP Consulting LLC. showing the registered agent [REDACTED]. The file was delivered for filing by [REDACTED] 13098 Race Court Thornton, CO. 90241. December 17th, 2010, a Periodic Report was filed for JSP Consulting LLC. listing [REDACTED] as the registered agent and a phone number of [REDACTED]

I submitted another court order request for JP Morgan Chase records for [REDACTED] JSP Consulting and any other associated accounts and a second request for Method Landscaping, requesting the copies of the paid checks from the JP Morgan Chase Method Landscaping account, to determine where those funds went.

After receiving all of the bank account records/statements from Chase Bank for [REDACTED] JSP Consulting LLC DBA The Neutrino Group, and all accounts associated to [REDACTED] I determined [REDACTED] was associated to the following JP Morgan Chase accounts.



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Method Landscaping account ending in [REDACTED]

Personal Checking belonging to [REDACTED] and Angela Pardies ending in [REDACTED]
 Savings account belonging to [REDACTED] ending in [REDACTED]
 Chase credit card for JSP Consulting ending in [REDACTED]
 Personal credit card in the name of [REDACTED] ending in [REDACTED].
 JSP Consulting DBA The Neutrino Group checking account ending in [REDACTED].
 JSP Consulting DBA The Neutrino Group Saving account ending in [REDACTED].
 JSP Consulting Line of Credit account ending in [REDACTED].
 BNS Construction checking account ending in [REDACTED].
 [REDACTED] is also associated to 4 minor savings accounts.

Upon review of the accounts associated to [REDACTED] I located the following transactions.

On 04/07/2020 Check 2501 was written from the Method Landscaping account [REDACTED] for Twenty-four thousand dollars (\$24,000.00) payable to [REDACTED] Which was then deposited into [REDACTED], Angel's joint checking account [REDACTED] on 04/07/2020.

On 06/02/2020 an electronic transfer for Ten-thousand dollars (\$10,000.00) occurred originating from the Method Landscaping account [REDACTED] to [REDACTED] joint checking account [REDACTED]. On 06/12/2020 another Ten-thousand dollar (\$10,000.00) electronic transfer occurs originating from the Method Landscaping account [REDACTED] and deposited to [REDACTED] joint checking account [REDACTED].

On 07/08/2020 an electronic transfer for Fourteen-thousand dollars (\$14,000.00) occurred originating from the Method Landscaping account [REDACTED] and is deposited into [REDACTED] joint checking account [REDACTED].

On 08/05/2020 two electronic transfers were completed, one for twelve-thousand two hundred seventeen dollars and forty-six cents (\$12,217.46) and one for seven-thousand nine hundred thirty-one dollars and fifty cents (\$7,931.50) (totaling \$20,148.96) the transfers originated from BNS Constructions account and were deposited into [REDACTED] joint checking account [REDACTED]. Records showed another Chase Bank Account opened by [REDACTED] BNS Construction LLC. BNS Construction [REDACTED] was opened on 06/24/2020 with check #2506 for five thousand dollars (\$5,000.00). Check #2506 was written from the Method Landscaping account [REDACTED] to BNS Construction ([REDACTED]), in addition to the writing check 2506, [REDACTED] also withdrew five-thousand-dollar (\$5,000.00) in cash from the Method Landscaping account [REDACTED] on 06/24/2020.

On 08/05/2020 an electronic transfer for Twenty-five thousand dollars (\$25,000.00) occurs, originating from the Method Landscaping account [REDACTED] and deposited into BNS Constructions checking account [REDACTED]. On 08/12/2020 two transfers totaling \$20,148.96, one for \$7,931.50 and \$12,217.46 originate from BNS checking account [REDACTED] and goes into Jason's joint checking account [REDACTED].

Upon review of the accounts associated to [REDACTED] I located the following transactions. Which were also described above.

	Method Landscaping	[REDACTED] Accounts
04/01/2020	Ck 2501 \$24,000.00	Dep to account ending in [REDACTED] – Personal Joint
04/07/2020	WD \$5,000.00	Cash withdraw by [REDACTED] unknown what was done
06/02/2020	ET \$10,000.00	ET from [REDACTED] – Personal Joint
06/12/2020	ET \$10,000.00	ET from [REDACTED] – Personal Joint
06/24/2020	CK 2506 \$5,000	Opened BNS Construction ending in [REDACTED]
06/24/2020	WD \$5,000.00	Cash withdraw by [REDACTED] unknown what was done
07/08/2020	ET \$14,000.00	ET from [REDACTED] – Personal Joint
08/05/2020	ET \$25,000.00	ET from [REDACTED] BNS Construction
08/12/2020	ET \$20,148.96	ET from BNS to [REDACTED] – Personal Joint (in two transfers)
09/28/2020	WD \$7,500.00	Cash withdraw by [REDACTED] unknown what was done
10/20/2020	WD \$7,500.00	Cash withdraw by [REDACTED] unknown what was done
11/05/2020	WD \$9,000.00	Cash withdraw by [REDACTED] unknown what was done
12/09/2020	WD \$2,500.00	Cash withdraw by [REDACTED] unknown what was done



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The following credit card payments were made using the Method Landscaping account.

08/19/2020	Kubota Credit \$1,000	Credit in [REDACTED] name
09/21/2020	Barclay Card \$9,353.79	Credit Card in [REDACTED] name
10/13/2020	Barclay Card \$11,547.50	Credit Card in [REDACTED] name
11/05/2020	Kubota Credit \$2,000.00	Credit Card in [REDACTED] name
11/06/2020	Barclay Card \$7,612.65	Credit Card in [REDACTED] name
12/07/2020	Barclay Card \$4,246.34	Credit Card in [REDACTED] name
12/08/2020	Kubota Credit \$2,000.00	Credit Card in [REDACTED] name
05/11/2021	Barclay Card \$7050.00	Credit Card in [REDACTED] name

As I reviewed the personal JP Morgan Chase account ending in [REDACTED] for [REDACTED] and Angela Pardikes I did notice several checks made payable to the Colorado Department of Revenue. On the memo line of some of the checks is [REDACTED] SSN, and a year. In some cases there is also another note but the handwriting is illegible. I also noticed deposits from the Department of Revenue. I reviewed the contract between Trinity Management and Todd Creek Homeowners association. Upon review of the contract entered into by the Trinity Management Company and Todd Creek Homeowners Association I located the following. Section 3 Personnel, subsection b. subcontractors and vendors. Trinity Management Company shall, "...provide the board with contracts from subcontractors and vendors".

Section 4 Services Rendered, subsection h. Books and Records, "Manager shall maintain, in its office, current account records including files, ledgers, journals and other records, ..." "Manager further agrees to provide each Board Member monthly income and expense statements."

On 03/12/24 I submitted a court order requesting all the above listed documents and contracts pertaining to Todd Creek Homeowners Association, kept by Trinity Management Company for further investigation into the legitimacy of the work contracted and completed by Method Landscaping and the funds paid to Method Landscaping by the Homeowners Association. I also requested a court order for all of the Todd Creek Farms HOA documents.

Nothing further at this time.