

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE HELD October 10, 2017

A regular meeting of the Board of Directors of the Triview Metropolitan District was held on Tuesday, October 10, 2017, beginning at 5:00 p.m., at the Fairfield Inn and Suites – Mount Herman Conference Room, 15275 Struthers Road, Colorado Springs, Colorado 80921. This meeting was open to the public.

ATTENDANCE

In attendance were Directors:

Chairman/President: Reid Bolander
Vice President: Mark Melville
Secretary/Treasurer: Marco Fiorito
Director: James Otis
Director: James Barnhart

Also in attendance were:

Shawn Sexton,
Chris Cummins
Gary Shupp
Kevin Walker
James McGrady
Several Residents

ADMINISTRATIVE MATTERS

President Bolander called the meeting to order at 5:02 p.m. Meeting was posted

Agenda – Reid Bolander distributed for the Board's approval the proposed agenda. Add proposed item for 2018 draft budget. Item 8C. Director Fiorito moved to approve the agenda as amended. Upon a second by Director Melville vote was taken and motion carried unanimously.

Consent Agenda – President Bolander noted that he had not prepared the minutes from the September, 2017 Board meeting. The Board also noted that many of the items that normally would have been included in the Consent Agenda were not present. Given this, a motion was made and duly seconded to table the Consent Agenda. The motion carried unanimously.

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Motion to add Item 3A and 3B to provide a road Maintenance Update and Status of Manager Position – A motion was made to add these two items to the agenda. The motion was duly seconded and the motion carried unanimously.

Item 3A - The Board provided a brief history of the road maintenance and paving project. Originally the Board approved a million dollar expenditure on roads in April 2017. The consultant was late in getting recommendations to the Board. We made a determination to Cape Seal some of the roads. 50% of the roads would be done in 2017 and 50% in 2018. The cost to repair the roads came in higher than expected. Identifying spot locations for phase 1 repairs and concrete work will be getting done. Cape Sealing is up in the air given weather getting colder. Director Fiorito also provided an update on the concrete tiles on Gleneagle Drive. This item will be given to the new District Manager to work through. The worst roads will be focused on in Phase 1. This is a five year plan for these roads.

Item 3B – District has been with out a manager for about a month. Ms. Remington has been on leave. The Board has been provided certain guidance to staff.

Public Comment – Mrs. Fisher Olson asked about the Boards position of hiring a subcontractor to provide maintenance services. Mrs. Dawn Kohn representing Laura Wahl, asked when the existing manager may be back at work. President Bolander indicated that he could not answer this question. Ms. Kohn also asked about the alfalfa at the end of her cul de sac. President Bolander will give this issue to the manager to evaluate. No action on this item can take place until next spring given weather conditions. President Bolander would like to get something done next spring. A comment was also made by Mr. Olson regarding drainage ponds

OPERATIONS REPORT

- i. Parks and Open Space – Playground expansion in Promontory point will be completed by the Homeowners Association. Fencing near B Plant will property will be repaired. Promontory Point is purchasing two neighborhood watch signs and Triview Staff will install them. The Board also discussed the need to install two Curfew Signs at all parks that is consistent with the Town of Monument's Curfew Ordinance.
- ii. Well A-8 Repairs – Applied Ingenuity has submitted a proposal to rebuild the well in the amount of \$83,665. Director Fiorito made a motion to approve the expenditure.

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The motion was duly seconded. The motion carried unanimously.

- iii. Water Superintendent Shawn Sexton presented his operations report to the Board

PRESENTATION BY MR. CHRIS CUMMINS

Water Sufficiency was discussed by Mr. Cummins as it relates to water being brought to the district as opposed to paying the District \$17,000 per acre foot for any amount of water that they are short. In many cases developers are bringing Denver Basin well water that may be located many miles from the District. Mr. Cummins would like for the Board to specify what the Board finds is an acceptable water right. Director Melville said that any Board policy that is implemented should consider the ramifications that it would have on growth and wanted to ensure any policy that is adopted does not stifle growth. After discussion the Board directed the District's Water Attorney, Mr. Chris Cummins to prepare a resolution modifying water development requirements and in Lieu-of Fees/Supplies. The Board also requested that the District Manager meet with the Town of Monument to discuss water demand and ensure the proper single family equivalent is being used for multifamily development.

PRESENTATION BY MR. JOHN MCGINN

Mr. McGinn presented a PowerPoint discussing the District's current water rates along with a proposed revision to the existing water rate structure. Currently, the District charges a \$20.00 Base Fee, plus a commodity charge that is based on an increasing block structure. Under the proposed rates suggested by Mr. McGinn the lowest tier which has use from 0-6,000 gallons would be increased by approximately 4% to \$3.66 per thousand gallons. The next tier from 6,001 gallons to 15,000 gallons would increase by 6% to \$4.42 per thousand gallons. The third tier which encompasses use from 15,001 gallons to 30,000 gallons would increase by 9.5% and be charged at \$8.44 per thousand gallons. The top tier which charges for water use greater than 30,001 gallons per month would be charged at \$13.00 per thousand gallons. According to Mr. McGinn's calculations 50% of Triview's customers would see a rate increase of approximately 7%-8% annually. The top 10% of users would see an annual increase of 15%-25%. After the presentation President Bolander stated that he would really like to understand the cost to produce 1,000 gallons of water. This information could only be obtained from a cost of service study.

FINANCIAL MATTERS

The Board reviewed and approved payment of claims greater than \$5,000.

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Monthly Cash Position and Unaudited Financial Statements – the Board reviewed the August 2017 unaudited Financial Statements and accepted them as presented.

2018 Preliminary Budget – The 2018 Triview Metropolitan District budget was presented to the Board for their review and consideration. A public hearing on the 2018 budget will be held of November 14, 2017.

OTHER BUSINESS

None

LEGAL

A motion was made for the board to enter into Executive Session pursuant to Section 24-6-402(4) (b), C.R.S. Upon a second, a vote was taken and the motion carried unanimously.

The following items were discussed:

- Discuss proposed water supply offered by developers of land within the district.
- Contract Negotiations

The executive session was adjourned and the Board returned to regular session.

REGULAR MEETING CONTINUED

A Motion to accept the resignation of Ms. Remington and authorize the President and Secretary to sign the agreement was made. The motion was duly seconded and the motion passed unanimously.

A motion was made and duly seconded to approve an agreement between Walker Schooler District Managers and Triview Metropolitan District for District management Services. The motion carried unanimously.

ADJOURNMENT There being no further business to come before the Board, a motion to adjourn was made and was duly seconded. The meeting was adjourned at approximately 9:56 p.m.

Respectfully submitted,

Secretary for the Meeting

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