

## RECORD OF PROCEEDINGS

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### 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

August 18, 2022

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 18, 2022, beginning at 5:30 p.m. The meeting was conducted via Zoom and in person. This meeting was open to the public. The meeting was called to order at 5:30 p.m.

#### ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Director	James Barnhart, present
Director	James Otis, Zoom
Director	Marco Fiorito, present

Also, in attendance were on roll call:

James McGrady, District Manager  
Joyce Levad, District Administrator  
George Rowley, District Legal Counsel  
Chris Cummins, District Water Attorney  
Shawn Sexton, Water Superintendent  
Rob Lewis, Distribution and Collection Manager  
Matt Rayno, Parks, and Open Space Superintendent  
Natalie Barszcz, Our Community News  
Cathy Fromm, District Accountant  
Christine McLeod, Haynie and Company  
Barrett Edwards, resident

#### ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Director Sexton to approve the agenda. Upon a second by Director Fiorito. A vote was taken, and the motion carried unanimously.

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### DISCLOSURE OF CONFLICTS IF ANY:

None.

### PUBLIC COMMENT:

Natalie Barszcz commented on how wonderful the District looks compared to years ago. She thanked everyone in the District for all their hard work. She is very impressed.

### PUBLIC HEARING ON REVISIONS TO THE 2021 BUDGET:

Public hearing opened at 5:33

Public present totaled two. No comments given for the revisions of the 2021 Budget.

Public hearing closed at 5:33

### PRESENTATION BY HAYNIE AND COMPANY; TRIVIEW METROPOLITAN DISTRICT 2021 FINANCIAL AUDIT:

Christine McLeod, of Haynie and Company presented the 2021 Audit. Christine reported there were no unusual accounting policies this year with no audit adjustments. The audit was unmodified. Please see attached presentation.

#### Consent Agenda

- a) Prior Meeting Minutes
  - July 20, 2022, Regular Board Meeting
  - July 28, 2022, Work Session Meeting
- b) July 2022, Billing Summary Rate Code Report
- c) Taps for July 2022
- d) Tax Transfer from Monument

A motion was made by Director Fiorito to approve the consent agenda. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion carried unanimously.

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### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady stated the third 1041 permit application will be submitted next week for the Northern Delivery System.
- The project manager at K.R. Swerdfeger informed Mr. McGrady he will have all the material ready by the end of September to complete the construction of Segment C of the NDS.
- The 1041 permit application, for storage in Pueblo Reservoir, will be presented to Pueblo County August 23, 2022. Triview is in the process of finalizing the presentation for Pueblo County Commissioners.
- The South Reservoir Construction is almost finished except for the valve house and the VFD.
- Triview received the design agreement for the NMCI from CSU. The goal is to have this approved no later than September 15, 2022. This will enable CSU to go out and get bids from the design contractors for 2023 and for construction to start in 2024.

#### Public Works and Parks and Open Space Updates (Matt Rayno)

- Mr. Rayno stated the crews are staying busy in the District. Summer crews are back in school.
- HA5 warranty work will start Monday August 29, 2022. The work will be done in Promontory Pointe and Remington Hills.
- Director Melville questioned the smart controllers. Mr. Rayno explained how the sensors operate in the irrigation system.
- The crews have been doing weed control throughout the District.

#### Utilities Department Update (Shawn Sexton)

- Pumpage for month of July 2022 was 41.031 Mg
- All wells are available, currently using A&, D7, A9, D9, A4 and D4.
- A, B and C plants are running normally.
- District Bacti sampling completed on August 3, 2022.
- Testing results for radium are complete and being compiled by JDS Hydro.
- A repair was done on Leather Chaps and Lyons Tail for a water leak.

#### Forest Lakes Update:

- Mr. Sexton stated that the Sanitary Survey, with the State, has been completed. There were no violations. The State did give some suggestions for record keeping in the future.



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### BOARD MEMBER UPDATES AND COMMENTS:

The Board asked Mr. McGrady, when the NDS is completed, will the District need more manpower to manage the new system. Mr. McGrady thought we wouldn't need extra manpower for this process. He did mention in the future Triview might need a person to manage the water accounting.

There was a discussion about Well A-9. The motor failed and it will be replaced in the next month or so under the current warranty.

Mr. McGrady met with Classic to discuss the plans for Sanctuary Park. There will be installation of synthetic turf, a pavilion stage, and paths. Triview is in discussion for a cost share, in the future, with Classic.

Director Fiorito wanted to pass on to the Board a thank you from his wife, Ann Marie, all the support she got from Triview for the National Night Out at the Train Park.

### ACTION ITEMS:

- a) Review and Consider approval of Resolution 2022-08, a Resolution of the Triview Metropolitan District Board of Directors Amending the 2021 Budget.

A motion was made by Director Barnhart to approve Resolution 2022-08 concerning amending the 2021 Budget . The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried unanimously.

- b) Review and Consider approval of the Triview Metropolitan District's Audited Financial Statements.

A motion was made by Director Barnhart to approve the Triview Metropolitan District's Audited Financial Statements. The motion was duly seconded by Director Fiorito. A vote was taken, and the motion carried unanimously.

- c) Review and Consider approval of Resolution 2022-09, a resolution of the Triview Metropolitan District Board of Directors authorizing District Manager James McGrady to sign closing documents related to the repurchase of 80 acres of property by Quarter Circle 2 Ranches, LLC, from the Triview Metropolitan District and documents forgoing the repurchase option for the remaining property, previously owned by Quarter Circle 2 Ranches, LLC.

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A motion was made by Director Barnhart to authorize the District Manager, James McGrady to sign closing documents related to the repurchase of 80 acres of property by Quarter Circle 2 Ranches, LLC from Triview Metropolitan District. The motion was duly seconded by Director Fiorito. A vote was taken, and the motion carried unanimously.

- d) Review and Consider authorizing the purchase of the Sewer Cleaning Equipment consisting of a 900-ECO 12 yard Truck Mounted Combination Sewer Cleaner Mounted on a Western Star Tandem Axle Chassis in a not to exceed amount of \$560,000 payable in tow payments of \$180,000 down payment and the balance of \$380,000 to be paid in 2023 at the time of delivery.

A motion was made by Director Fiorito to authorize the purchase of the Sewer Cleaning Equipment consisting of a 900-ECO 12 yard Truck Mounted Combination Sewer Cleaner Mounted on a Western Star Tandem Axle Chassis. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion carried unanimously.

### LEGAL MATTERS:

Chris Cummins suggested the Board discuss the design agreement for the NMCI project in executive session then come out and take public discussion on it.

### FINANCIALS AND PAYABLES

Approve and Ratify Checks over \$5,000 – The Board reviewed the payment of claims over \$5,000. A motion to approve the checks greater than \$5,000 was made by Director Barnhart. The motion was duly seconded by Director Fiorito. A vote was taken, and the motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – The Board reviewed the July 2022 unaudited Financial Statements as presented. A motion to approve the District's July 2022 Financial Statements was made by Director Barnhart. The motion was duly seconded by Director Fiorito. A vote was taken, and the motion carried unanimously.

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### PUBLIC RELATIONS:

There will be a public meeting at the Tri-Lakes Chamber of Commerce on August 25, 2022 concerning the Boring being done on the tract by the northern houses next to a trail in Sanctuary Pointe.

### BOARD BREAK

A motion was made by Director Fiorito for the Board to take a 10 minute break before entering Executive Session.

### EXECUTIVE SESSION:

Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e) (f) Acquisitions, Legal Advice, Negotiations, and Personnel regarding the following general topics, if needed.

- Negotiation regarding Northern Delivery System.
- Water Litigation Matters 2022-2024 update.
- Property Transactions and instruction to negotiators.
- Discussion on the NMCI project design contract.

A motion was made by Director Fiorito for the Board to enter Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), (f) Legal Advice and Negotiations. The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried unanimously. Executive Session was entered into at 7:58 p.m.

- The Board came out of Executive Session after a discussion on the NMCI design contract at 9:27 p.m.

Following the discussion, a motion was made by Director Fiorito to approve the NMCI project design services cost agreement and direct Mr. Jim McGrady to sign the agreement on behalf of Triview once the typos are corrected in the contract. The motion was duly seconded by Director Sexton . A vote was taken, and the motion carried unanimously

### ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Fiorito The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried unanimously. The meeting was adjourned at 9:32 p.m.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting





# Triview Metropolitan District

## 2021 Audit

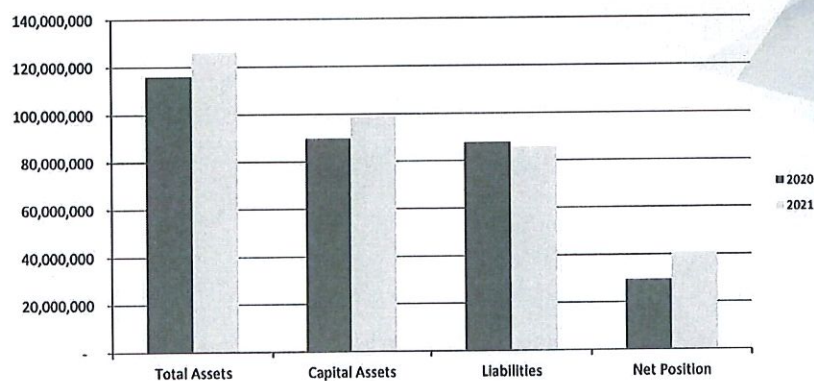
## Audit Results and Required Communications

- ▶ Unmodified opinion on financial statements
- ▶ Required communications
  - New or unusual accounting policies – none
  - Significant accounting estimates
    - Depreciable lives
  - Audit adjustments
  - Disagreements with management – none
  - Other findings or issues – none



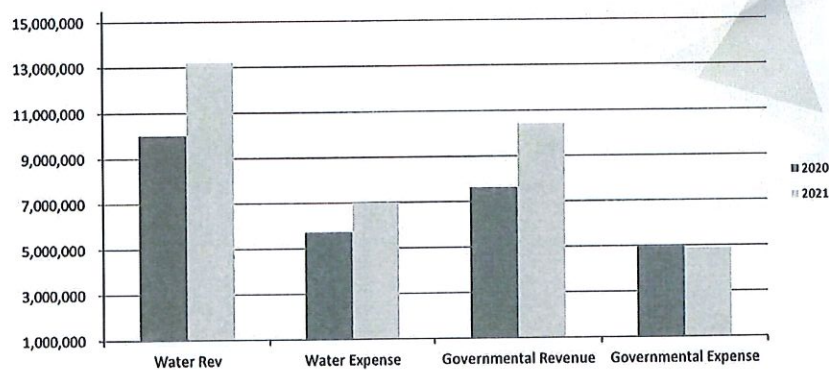


# Financial Highlights



	<u>Total Assets</u>	<u>Capital Assets</u>	<u>Liabilities</u>	<u>Net Position</u>
2020	115,847,423	89,748,489	87,619,670	29,382,462
2021	126,004,177	98,652,338	85,682,988	41,101,880

## Financial Highlights (continued)



	Water Rev	Water Expense	Governmental Revenue	Governmental Expense
2020	9,999,424	5,721,927	7,619,739	4,966,868
2021	13,203,458	7,013,349	10,428,448	4,899,139

## Significant Notes and Supplemental Info

- Capital Assets note (Note 9, pg. 28)
- Long-term obligations (Note 10, pg. 29–31)
- Budget to actual (pg. 35 & 36)







Ameriflex  
PO Box 871655  
Kansas City, MO 64187-1655  
TEL: 844.423.4636

## INVOICE

Date	Invoice Number
09/07/2022	INV557867

Bill To
Triview Metropolitan District Attn: Wendy Brown P.O. Box 849 Monument, CO 80132

Amount Remitted: \_\_\_\_\_

\* Balance due will be debited from your bank account  
within the next 10 business days.

----- Please return upper portion with your remittance -----

Invoice Number	Date	Customer No.	Payment Terms	Page
INV557867	09/07/2022	AMFTRIMET	EFT	1 of 1

Description	Quantity	Rate	Amount
AMFTRIMET - Triview Metropolitan District : FSA Admin Fee for 7 participants - min value used	1	\$80.00	\$80.00
Current Total			<b>\$80.00</b>

**Total Balance Due**

\$80.00