

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**

Thursday November 21, 2024

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, November 21, 2024, beginning at 5:30 p.m. The meeting was conducted via Zoom. This meeting was open to the public. The meeting was called to order at 5:33 PM.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, absent
Secretary/Treasurer	James Barnhart, present
Director	Jason Gross, present
Director	Amanda Carlton, present

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Assistant District Manager
Sara Lamb, District Administrator
Scott Goodstein, Triview General Counsel
Matt Rayno, Parks, and Open Space/Public Works Superintendent
Gary Potter, Water Dept. Superintendent
Rob Lewis, Distribution Manager
Natalie Barszcz, Our Community News
Chris Cummins, Triview Water Counsel

DISCLOSURE OF CONFLICTS

None.

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Gross for approval of the proposed agenda.

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The motion was seconded by Mr. Barnhart. A vote was taken, and the motion passed 4-0.

PUBLIC COMMENT

There were no members of the public in attendance.

Public Hearing on Triview's 2025 Annual Budget

There being no members of the public present, there was no comment from the public. A general overview of the budget was presented to the Board by Mr. McGrady. There was some discussion and questions from the Board. The hearing was closed to the public at 7:01 PM.

Consent Agenda

- a) Prior Meeting Minutes
October 24, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for October 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Barnhart to approve the consent agenda as presented. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 4-0.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady presented to the Board that the NDS and pump station are now 100% complete. Kiewit contractors have been paid in full.
- The Chicago Springs Ranch annexation into the Town of Buena Vista is complete. Final closure is set for the first week of December to transfer Title.
- The District is in talks with the Town of Buena Vista to allow the District to construct an augmentation station of Town property for the AVIC project.
- Construction has begun on the recharge pond for the AVIC. This is part of the project to use AVIC water rights.
- Work continues on the Stonewall Springs Reservoir Complex to obtain financing for the slurry wall for the central reservoir.

OPERATIONS REPORT

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Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that work continues on permitting and design for the new water storage tank.
- Mr. Sheffield also presented that he and Nick Pallisco are working on a meter replacement program for all non-cellular meters to be replaced.

Superintendent of Parks and Open Space (Matt Rayno)

- Mr. Rayno presented to the Board that the crew had been preoccupied by the recent large snowstorm.
- The crew is also currently working on the road crack sealing program. The program will end soon and be resumed later in the spring of 2025.
- There are new Christmas lights being installed on Jackson Creek Parkway. Currently the crew is installing new lights which should be active Nov. 27, 2024.

Raw Water Collection and Treatment Manager (Gary Potter)

- Mr. Potter presented to the Board that the utilities crew had been working to clean up the B plant yard in anticipation of the new water storage tank.
- The crew was working to locate all utilities in the B plant yard.
- Mr. Potter reported that 99% of the water delivered to customers in October of 2024 was provided via the NDS system.
- Mr. Potter is working with the Colorado Department of Public Health and Environment to formulate a new water monitoring plan due to the inclusion of NDS water.

ACTION ITEMS:

- a. Review and Consider Approval of Resolution 2024-12. A Resolution of the Triview Metropolitan District's Certifying the District's Mill Levy and Approving the District's 2025 Budget for Calander Year 2025 and Authorization for the District Manager and District Accountant to file all documents as needed with El Paso County and the State of Colorado subject to minor adjustments discussed and assessed valuation to come from El Paso County. After some discussion and questions, a motion was made by Mrs. Carlton to approve the resolution. The motion was seconded by Mr. Barnhart. A vote was made and the motion passed 4-0.
- b. Review and Consider approval of the Fourth Amendment to an Agreement for Contract Operation Services effective January 1, 2025, between Forest Lakes Metropolitan District and the Triview Metropolitan District. After a brief discussion Mr. Gross made a motion to approve the Amendment to the Contract. Mrs. Carlton seconded the motion. A vote was made and the motion passed 4-0.
- c. Review and Consider Approval of an Audit Engagement Letter between the Triview Metropolitan District and Haynie and Company to perform the District's 2024 financial audit. After some brief discussion between the Board, Mr. Barnhart made a motion to approve the Letter. Mrs. Carlton seconded the motion. A vote was made and the motion

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passed 4-0.

- d. Review and Consider Resolution 2024-13, 2025 Annual Administrative Resolution of the Triview Metropolitan District. After some discussion and clarification, Mr. Barnhart made a motion to approve the Resolution. Mrs. Carlton seconded the motion. A vote was made and the motion passed 4-0.
- e. Review and Consider Approval of Amended and Restated Public Records Request Policy. After some discussion, a motion was made by Mr. Barnhart to approve the new Policy. Mrs. Carlton seconded the motion. A vote was made and the motion passed 4-0.
- f. Review and Consider Approval of Resolution 2024-14, a Resolution of the Triview Metropolitan District Board of Directors, Calling May 6, 2025, Election. After some discussion and clarification, a motion was made by Mrs. Carlton to approve the resolution. Mr. Barnhart seconded the motion. A vote was made and the motion passed 4-0.

Discussion Items: NONE

FINANCIALS AND PAYABLES

Approve and Ratify Checks over \$5,000 – The Board reviewed the payment of claims over \$5,000. A motion to approve checks greater than \$5,000 was made by Mr. Barnhart. The motion was duly seconded by Mr. Gross. A vote was taken. The motion passed 4-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the October 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Barnhart to approve the financials. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 4-0.

LEGAL COMMENTS

No comments from Mr. Goodstein or Mr. Cummins.

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. The new newsletter was electronically delivered on Tuesday November 19, 2024. Hard copies should be delivered in the mail for residents at any time.

BOARD BREAK

The Board took a brief break at 8:05 PM before entering Executive Session at 8:13 PM.

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EXECUTIVE SESSION:

Entered executive session at 8:13 PM on a motion by Mr. Gross pursuant to Sections 24-6-402(4)(a), Colorado Revised Statutes, for the purpose of acquisition or sale of water/land, and 24-6-402(4)(e), Colorado Revised Statutes for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to potential development incentives and intergovernmental agreements.

The motion was seconded by Mr. Barnhart. A vote was taken. The motion passed unanimously 4-0.

The Board left the executive session at 9:48 PM. and returned to the regular session.

ADJOURN

A motion to adjourn the meeting was made by Mr. Barnhart. The motion was duly seconded by Mr. Gross. A vote was taken. The motion passed unanimously 3-0. The meeting was adjourned at 9:48 PM. (Mrs. Carlton left the meeting at 9:40 PM).

Respectfully Submitted

James C. McGrady
Secretary for the Meeting