

RECORD OF PROCEEDINGS

MINUTES FROM SPECIAL BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

March 20, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, March 20, 2025, 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 5:30 PM.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, absent
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
Ryan Farr, Triview Water Attorney
George Rowley, District attorney
Natalie Barszcz, Our Community News
Ann-Marie Jojola, resident
Erik Demkowicz, resident

DISCLOSURE OF CONFLICTS

None.

Agenda – Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Mr. Sexton for approval of the proposed agenda. The motion was seconded by Mr. Gross. A vote was taken, and the motion passed unanimously.

RECORD OF PROCEEDINGS

PUBLIC COMMENT

Public comment was conducted after the operations reports. Mrs. Jojola asked why snow was being dumped on the property to the south of Home Depot. Mr. McGrady and Mr. Rayno provided some explanation as to why we dispose of snow in the area. Mr. Rayno also explained that the District has permission from the land owner to leave the snow there.

Consent Agenda

- a) Previous Minutes
March 3, 2025, Special Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for February 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Gross to approve the consent agenda as presented. The motion was duly seconded by Mr. Sexton. A vote was taken, and the motion passed unanimously.

OPERATIONS REPORTS

- a) District Managers Monthly Report
Mr. McGrady conveyed some of the current projects being worked on including the AVIC recharge pond. The South reservoir is nearly full. Work continues permitting for the Central reservoir. The headgate project for AVIC is underway, we hope to meet the April 15th deadline. The design for NMCI is continuing.
- b) District Asst Manager Monthly Report
Mr. Sheffield reported that he has attended multiple meetings to discuss the construction of the AVIC headgate and associated structures. Meetings continue for the new water storage tank with Kiewit and RESPEC teams. Work with Kevin Fackerell continues updating the existing engineering standards for Triview.
- c) Public Works and Parks and Open Space
Mr. Rayno reported that snow removal is still a top priority. The team is gearing up for spring tasks to include irrigation startup, aeration of turf, trash cleanup, fertilizer application and equipment maintenance. The team will be completing a CPR/First aid certification. Fence was installed at Chicago Spring in Buena Vista.
- d) Utility Department Monthly Report
Mr. Potter reported to the Board that the difference between water produced, and water billed is still an issue. There was a prolonged discussion with Mr. Potter and the Board on the numbers and how to mitigate. The utility team is working hard to close the gap in the figures.

RECORD OF PROCEEDINGS

ACTION ITEMS:

- a. Review and Consider Resolution 2025-04. A Resolution of the Triview Metropolitan District Board of Directors Adopting a Water Backflow Policy. Following a brief question and answer session between the Board and Mr. Sheffield, a motion was made by Mr. Melville to approve Resolution 2025-04. Mr. Sexton duly seconded. A vote was taken and the motion passed unanimously.
- b. Review and Consider Resolution 2025-01, A Resolution of the Triview Metropolitan District, Sub District A, Board of Directors, Adopting the Triview Sub-District 2025 Budget. After a brief discussion, Mr. Melville made a motion to approve the resolution. Mr. Sexton seconded the motion. A vote was taken and the motion passed unanimously.
- c. Review and Consider Resolution 2025-05, a Resolution of the Triview Metropolitan District Board of Directors, Adopting an Economic Development Incentive Policy. After lengthy discussion between the Board, Mr. McGrady and the attorneys. The resolution was tabled to a later date to get clarification on wording for the resolution.
- d. Review and Consider Accepting a petition for inclusion of land between Elite Properties of America, DBA as Classic Homes, and the Triview Metropolitan District. After a brief discussion, Mr. Sexton made a motion to accept and approve the petition. Mr. Gross seconded the motion and a vote was taken. The motion passed unanimously.

DISCUSSION ITEMS: 2025 BOARD ELECTION

None.

REVIEW AND CONSIDER APPROVAL OR RATIFICATION OF THE TRIVIEW METROPOLITAN DISTRICT FINANCIALS AND PAYABLES

Checks of \$5,000 or more (enclosure)

Mrs. Carlton made a motion to approve the Checks over \$5,000. Mr. Sexton seconded the motion. A vote was taken and the measure passed unanimously.

March 2025 Financials (enclosure)

Mr. Sexton made a motion to approve the March 2025 Financials. The motion was seconded by Mrs. Carlton. A vote was taken and the measure passed unanimously.

LEGAL COMMENTS: None

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest edition of the District's newsletter would be going out in the next week.

RECORD OF PROCEEDINGS

EXECUTIVE SESSION:

Executive session of the Board of Directors pursuant to Sections 24-6-402(4)(e), (4)(b) of 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 Economic Incentives and Water matters. At 8:19 PM Mr. Sexton made a motion to enter executive session. Mrs. Carlton seconded the motion. A vote was made and the motion passed unanimously. The Board left the executive session at 9:47 PM.

ADJOURNMENT:

There being no further business, Mr. Sexton made a motion to adjourn the meeting at 9:47 PM. Mrs. Carlton seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting