

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

NOTICE OF REGULAR MEETING RELATING TO THE AUTHORIZATION AND ISSUANCE OF INDEBTEDNESS

TRIVIEW METROPOLITAN DISTRICT IN THE TOWN OF MONUMENT, EL PASO COUNTY COLORADO

Thursday, June 19, 2025

Triview Metropolitan District Office
16055 Old Forest Point Suite 302
Monument, CO 80132
5:30 p.m. – 9:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82968929706?pwd=JymBcFmRXK93OsKZtAxpGyQhupyUUf.1>

Meeting ID: 829 6892 9706
Passcode: 888464

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AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Election of Officers of the Triview Metropolitan District Board of Directors:

Discussion and Nominations. Example Given

- Jason Gross President
- Ann Marie Jojola Vice President
- Amanda Carlton Secretary/Treasurer
- Eric Demkowicz Director
- John Gibbons Director

6. Public Hearing on the Amended 2025 Budget
 - a. Board President Opens Public Hearing
 - b. Board President Closes Public Hearing
7. Public Comment not related to 2025 Budget Amendment
8. Approval of Consent Agenda
 - May 22, 2025, Meeting minutes.
 - Billing Summary Rate Code Report (enclosure)
 - Taps for Sold May 2025. (enclosure)
 - Tax Transfer from Monument (enclosure)
9. Operations Reports
 - a. District Manager Monthly Report (enclosure)
 - b. Assistant Manager Monthly Report Steve Sheffield (enclosure)
 - c. District Administrator Update (enclosure)
 - d. Public Works and Parks and Open Space Updates Matt Rayno (enclosure)
 - e. Utility Department Operations Updates Gary Potter (enclosure)
10. Action Items:
 - a. Review and Consider approval of Resolution 2025-07 a Resolution of the Board of Directors Authorizing the Issuance Of Limited Tax General Obligation Bonds for the Purposes Approved at the May 6, 2025, District Election; Authorizing the Pledged Revenue for payment of the Bonds; Providing the Form of the Bonds, and other Details in Connection Therewith; and Approving Other Documents Relating to the Bonds.
 - b. Review and Consider approval of Resolution 2025-08, a Resolution of the Board of Director of the Triview Metropolitan District Adopting an Economic Development Incentive Policy.
 - c. Review and Consider approval of resolution 2025-09, a Resolution of the Triview Metropolitan District Board of Directors of the Triview Metropolitan District Setting Water Fees, Development Requirements, and In Lieu of Fees.
 - d. Review and Consider Approval of Resolution 2025-10, a Resolution of the Triview Metropolitan District Board of Directors amending the 2025 Budget.
 - e. Review and Consider Approval of Resolution 2025-11, a Resolution of the Triview Metropolitan District Board of Directors establishing funding for the reconstruction of Higby Road.

11. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables

- Checks of \$5,000.00 or more (enclosure)
- May 2025 Financials (enclosure)

12. Legal Comments (George Rowley and Chris Cummins)

13. Board Member Updates

14. Update Board on Public Relation activities.

- Newsletter distribution and Topics

15. Executive session of the Board of Directors pursuant to discuss the purchase, acquisition, lease, transfer or sale of real, personal, or other property interests needed by the District pursuant to Section 24-6-402(a), Colorado Revised Statutes. Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to water matters and including agreements with the Town, other governmental and private entities. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to the purchase and sale of water and land, economic incentive agreements, and agreements with the Town, and other governmental and private entities pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

16. Adjournment

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

MAY 22, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, May 22, 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, present
Director	Jason Gross, present
Director	Amanda Carlton, present
Director	John Gibbons
Director	Ann-Marie Jojola
Director	Erik Demkowicz

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Assistant District Manager
Sara Lamb, District Administrator
Chris Cummins, Triview Water Attorney
George Rowley, District attorney
Natalie Barszcz, Our Community News
Gary Potter, Triview Metro. District
Rob Lewis, Triview Metro. District
Matt Rayno, Triview Metro. District

DISCLOSURE OF CONFLICTS

None.

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

RECORD OF PROCEEDINGS

PUBLIC COMMENT

Mrs. Jojola expressed gratitude from Promontory Pointe HOA for the excellent snow removal. She also notified those present that there is currently an opening on the Town of Monument Council.

Consent Agenda

- a) Previous Minutes
April 17, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for April 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

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

OPERATIONS REPORTS:

Jim McGrady District Manager:

- Mr. Jim McGrady reported that the NDS system is still delivering most of the water to Triview residents.
- Releases from Big Johnson reservoir are complete into the South Reservoir. This will allow exchanges into Pueblo Reservoir in the future for delivery to Triview residents.
- For a few days, Triview was able to divert water from the Excelsior senior right into the South Reservoir for a total of 18.68 AF.
- Work continues on the logistical phase of Central Reservoir. Water quality monitoring is ongoing as part of the permitting process.
- Work continues at the AVIC project sites in Buena Vista. The projected finish date is sometime in June.
- The Spring Creek augmentation station upgrades are complete on the FMIC ditch.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield reported that all field staff for Triview are now trained in CPR and First aid.
- Mr. Sheffield continues to meet with Corebridge Financial Services and staff to accommodate transfers of retirement funds.
- 12 new commercial meters were replaced for the Meter Replacement program.
- Mr. Sheffield and Kevin Fackerell (District Inspector) continue to work to update the latest standards and specifications handbook for Triview.
- Mr. Sheffield attended a meeting with Kimley Horn to "kick off" the improvements at the intersection of Lyons Tail and Jackson Creek Parkway.

RECORD OF PROCEEDINGS

Matt Rayno Superintendent of Parks and Open Space:

- Mowing has started for both TMD and Forest Lakes Metro District.
- Edging will be completed for the first round in the next few days.
- Irrigation is now up and running.
- The trail project between Kettle Valley Way and St. Lawrence Way will be completed in the next few working days.
- Preparations for the Soap Box Derby are almost complete.
- Construction of the shade structure in Train Park should start in June.

Gary Potter/Rob Lewis, Superintendents of Utilities:

- Sanitary Survey was completed for Forest Lakes Metro District with the State. No significant deficiencies or violations reported.
- Wastewater flume has been recalibrated, and the flows appear to be accurate.
- The gap between water produced and water billed is still significant. However, it is less than the previous 30 days, and the team is still working to shrink the gap.
- Work continues with the leak detection service to find any leaks that we are unaware of.

ACTION ITEMS:

a) Resolution 2025-06 A RESOLUTION OF THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PORCEEDS OF TAX-EXEMPT BONDS FOR CERTAIN CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE DISTRICT; GENERALLY IDENTIFYING THE CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mr. Gross to approve the resolution. The motion was seconded by Mrs. Carlton. A vote was taken and the motion carried unanimously.

DISCUSSION ITEMS:

A brief discussion was held about electing and voting on Board officers and descriptions and duties thereof. A decision was made to delay for the time being the election of officers.

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. Gross seconded the motion. A vote was taken and the measure passed unanimously.

RECORD OF PROCEEDINGS

March 2025 Financials (enclosure)

Mr. Gross made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Carlton. A vote was taken and the motion 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 to residents very soon.

EXECUTIVE SESSION:

At 8:36 PM a motion was made by Mr. Gross under "Executive session of the Board of Directors pursuant to discuss the purchase, acquisition, lease, transfer or sale of real, personal, or other property interests needed by the District pursuant to Section 24-6-402(a) Colorado Revised Statutes. Receive legal advice pursuant to Section 24-6-402(4)(b) Colorado Revised Statutes as it relates to water matters and including agreements with the Town, other governmental and private entities. Determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to the purchase and sale of water and land, economic incentive agreements, and agreements with the Town, and other governmental and private entities pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes to enter executive session". The motion was seconded by Mr. Gibbons. A vote was made and the motion passed unanimously. The Board left the executive session at 9:33 PM and returned to normal session.

ADJOURNMENT:

There being no further business, Mr. Gross made a motion to adjourn the meeting at 9:33 PM. Mrs. Jojola seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District - MAY MONTH END
Summary Financial Information - Board Packet
Base Fee Dates: 5-1 to 6-1-2025
Usage Dates: 3-31 to 4-30-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$146,170.73	2361
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$55,481.38	2339
Rate Code 01 Triview Metro - Res Water Base Rate	\$104,848.55	2365
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$94,859.29	2307
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$11,882.01	279
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$1,466.24	18
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$2,252.47	4
Rate Code 01 Triview Metro - Res Water Use Rate Tier5		
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$4,275.16	34
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$3,060.00	34
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$11,569.00	46
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$8,280.00	46
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$7,544.70	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,400.00	15
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,017.85	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,160.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$24,999.62	94
Usage Fee Triview Metro - Com Water Use Rate	\$45,483.30	94
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,160.00	24
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,780.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,480.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$24,471.57	42
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$14,940.00	2494
Title Prep Fee Triview Metro - Title Request Fee	\$800.00	16
Triview Metro - 5% Late Fee	\$3,161.52	241
Special Impact Triview Metro - Special Impact Fee	\$2,390.00	239
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$75.00	3
Total Accounts	\$591,008.39	13155

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2328
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	25
Rate Code 04 - Commercial Account 1 1/2"	49
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	16
Rate Code 08 - Triview No Charge	1
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	17
Rate Code 11 - Irrigation Account 1 1/2"	18
Rate Code 12 - Permitted	0
Total Accounts	2494

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 53,230.37
Amount Past Due 31-60 Days	\$ 8,153.62
Amount Past Due 61-90 Days	\$ (2,598.72)
Amount Past Due 91-120 Days	\$ (607.72)
Amount Past Due 120+ Days	\$ (4,906.80)
Total AR	\$53,270.75

Receipts	Amount	Items
Payment - ACH	\$416,675.80	1709
Payment - Vectra Bank	\$142,203.51	602
Payment - On Site	\$53,397.26	143
Refund CREDIT	(\$190.93)	3
REVERSE Payment	(\$5,243.39)	8
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$550.00)	3
Total Receipts	\$606,292.25	2468
Checks versus Online Payments	30.36%	69.64%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 3-31 to 4-30-2025 =	16,910,416	2492
Gallons sold 4-30 to 5-31-2025 =	27,755,764	2510

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	1	72,524	0.43%
40,001 - 50,000	2	81,473	0.48%
30,001 - 40,000	1	35,674	0.21%
20,001 - 30,000	12	272,321	1.61%
10,001 - 20,000	107	1,347,594	7.97%
8,001 - 10,000	156	1,381,039	8.17%
6,001 - 8,000	276	1,897,593	11.22%
4,001 - 6,000	580	2,858,042	16.90%
2,001 - 4,000	790	2,375,269	14.05%
1 - 2,000	367	416,373	2.46%
Zero Usage	36	0	0.00%
Total Meters	2328	10,737,902	63.50%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	36	3,360,714	19.87%
40,001 - 50,000	4	183,069	1.08%
30,001 - 40,000	4	140,431	0.83%
20,001 - 30,000	9	223,557	1.32%
10,001 - 20,000	5	60,572	0.36%
8,001 - 10,000	4	38,004	0.22%
6,001 - 8,000	2	15,369	0.09%
4,001 - 6,000	6	31,618	0.19%
2,001 - 4,000	12	34,538	0.20%
1 - 2,000	15	18,965	0.11%
Zero Usage	7	0	0.00%
Total Meters	104	4,106,837	24.29%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	15	1,864,042	11.02%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	2	63,737	0.38%
20,001 - 30,000	1	24,830	0.15%
10,001 - 20,000	4	56,912	0.34%
8,001 - 10,000	2	17,861	0.11%
6,001 - 8,000	2	14,028	0.08%
4,001 - 6,000	2	10,023	0.06%
2,001 - 4,000	4	10,499	0.06%
1 - 2,000	7	3,745	0.02%
Zero Usage	21	0	0.00%

June 2025 Tap Report

Triview Metropolitan District

NEW TAPS REPORT	MAY 2025 TAPS PAID		\$
1	16384 Bassett Mill Way	LOT 29 HOME PLACE RANCH FIL NO 2	\$ 52,327.71
2	16229 Monument Rock Ct	LOT 28 HOME PLACE RANCH FIL NO 1	\$ 52,327.71
3	16247 Monument Rock Ct	LOT 27 HOME PLACE RANCH FIL NO 1	\$ 52,327.71
4	16265 Monument Rock Ct	LOT 26 HOME PLACE RANCH FIL NO 1	\$ 52,327.71
5	16292 Gammon Ct	LOT 1 HOME PLACE RANCH FIL NO 6	\$ 52,327.71
6	16366 Basset Mill Way	LOT 28 HOMEPLACE RANCH FIL NO	\$ 52,327.71
7	16276 Gammon Ct	LOT 2 HOME PLACE REANCH FIL NO 6	\$ 52,327.71
8	106 E Lost Pines Dr	LOT 59 HOME PLACE RANCH FIL NO 2	\$ 52,327.71
9	16260 Gammon Ct	LOT 3 HOME PLACE RANCH FIL NO 6	\$ 52,327.71
10	559 Old Grotto Dr	LOT 35A JACKSON CRK N FIL 3A L/M R	\$ 49,440.00
11	16211 Monument Rock Ct	LOT 29 HOME PLACE RANCH FIL NO 1	\$ 52,327.71
12	788 Old Grotto Dr	LOT 35A JACKSON CREEK N FIL 3A L/M I	\$ 49,440.00
13	16911 Starfall Dr	LOT 90 JACKSON CRK N FIL #3	\$ 49,440.00
14	16869 Starfall Dr	LOT 87 JACKSON CRK N FIL 3A L/MR	\$ 49,440.00
15	16883 Starfall Dr	LOT 88 JACKSON CREEK N FIL 3A LMR	\$ 49,440.00
16	16897 Starfall Dr	LOT 89 JACKSON CREEK N FIL 3A L/MR	\$ 49,440.00
		MAY 2025 TOTAL	\$ 819,917.10



June, 15, 2025

Triview Metropolitan District
P. O. Box 849
Monument, CO 80132

Per the current Intergovernmental Agreement (IGA) between the Town of Monument and Triview Metropolitan District, the Town will transfer \$276,526.88 to the Triview Vectra account on or before June 30, 2025. The ACH details are as follows and documentation is enclosed.

Sales Tax for April 2025	\$	256,982.18
Regional Building Use Tax for May 2025	\$	1,106.55
Motor Vehicle Tax for May 2025	\$	18,438.15

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

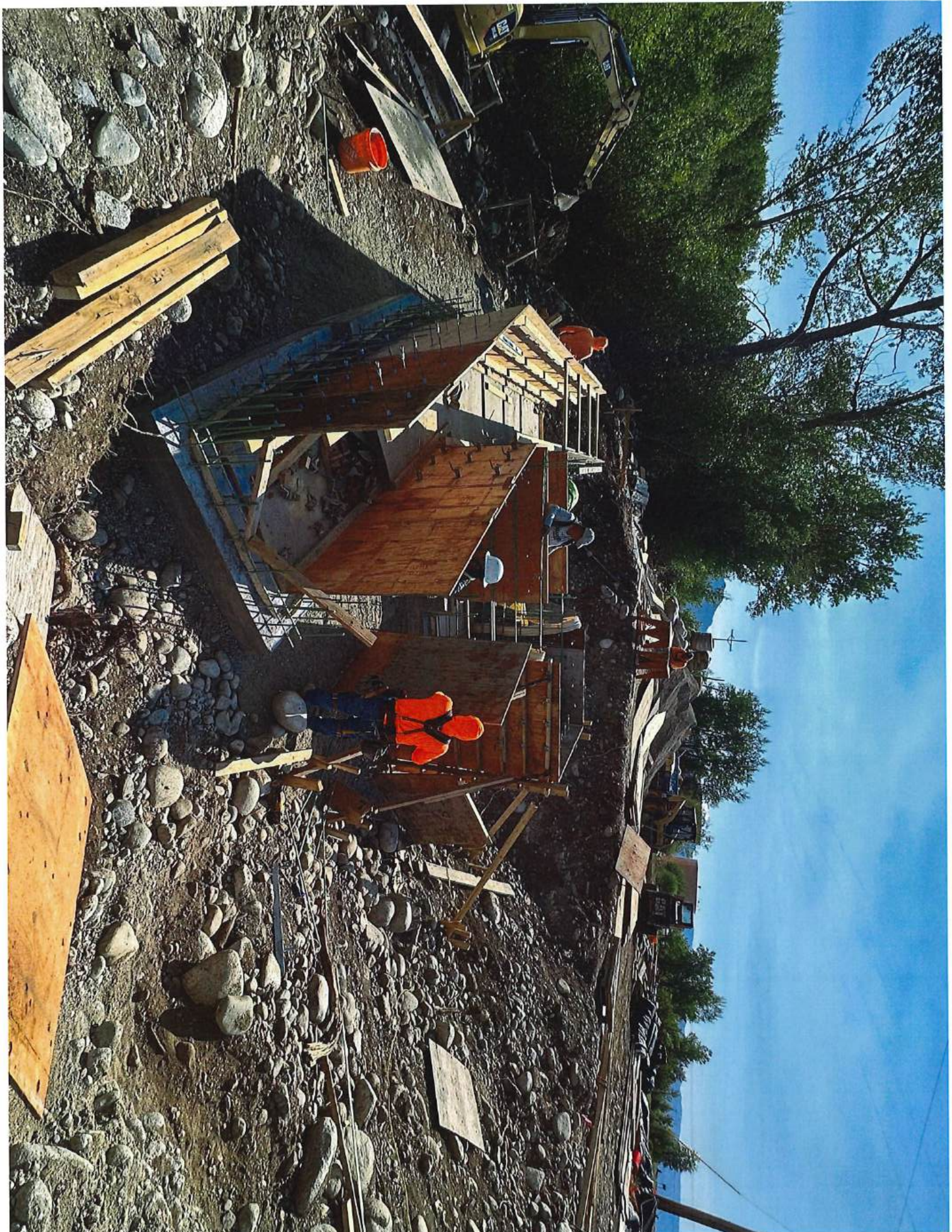
Madeline VanDenHoek
Town Manager



Assistant Manager Training Report May/June 2025

- I attended multiple meetings regarding the AVIC project. Work continues at the headgate and augmentation station. We are pushing to finish up any work in the creek bottom, as runoff flows are preventing work from occurring near the stream. We hope to utilize flows from Cottonwood Creek to store water in the TMD Pueblo Reservoir account this year for use in the District. We also had a large communications and instrumentation meeting to begin the process to allow for full control of the flume gates in Buena Vista to happen from our utilities office.
- Met to discuss and strategize the Bale ditch construction project. We intend to begin construction of the diversion structure in the fall of 2025. Bale ditch will allow direct storage into Pueblo Reservoir.
- I attended multiple Higby Road Improvement meetings with the Kiewit team and other stakeholders. We are hoping to begin grading work in August. With project completion set for fall 2026.
- Nick Pallisco has replaced 10 commercial meters since the last Board meeting. We continue to replace the outstanding meters. We hope the meter replacements will shrink the amount of unbilled water.
- I continue to work through the latest version of Triview's engineering standards and specifications for infrastructure construction in the District with Kevin Fackerell (Triview's inspector). The updated standards will allow us to stay current in construction materials and practices.
- I participated in various staff engagement activities including interviewing to backfill a Collections System position.
- I have included recent photos of the AVIC headgate construction and the augmentation and turnout structure. We hope to be able to move water through the structure near the end of June 2025. These structures will allow us to store water directly into Pueblo Reservoir from our AVIC water rights.
- I attended a meeting to discuss and strategize for the upcoming issuance of the bond proceeds. We intend to have the funds available in August with construction of the road improvements scheduled to begin shortly thereafter.
- I attended a large meeting with the Thompson Thrift team, Zeal for living, Kimley Horn, Mountain View Electric, and Kiewit to discuss and strategize for the Higby Rd improvements. There are still some logistical hurdles to overcome prior to commencing construction of the improvements.

- Wendy Brown has spent hours reserving Sanctuary Pointe Park for various sports teams and familial events. May and June are heavy times for park inquiries. Revenue generated from reservations year to date are \$ 1,300.

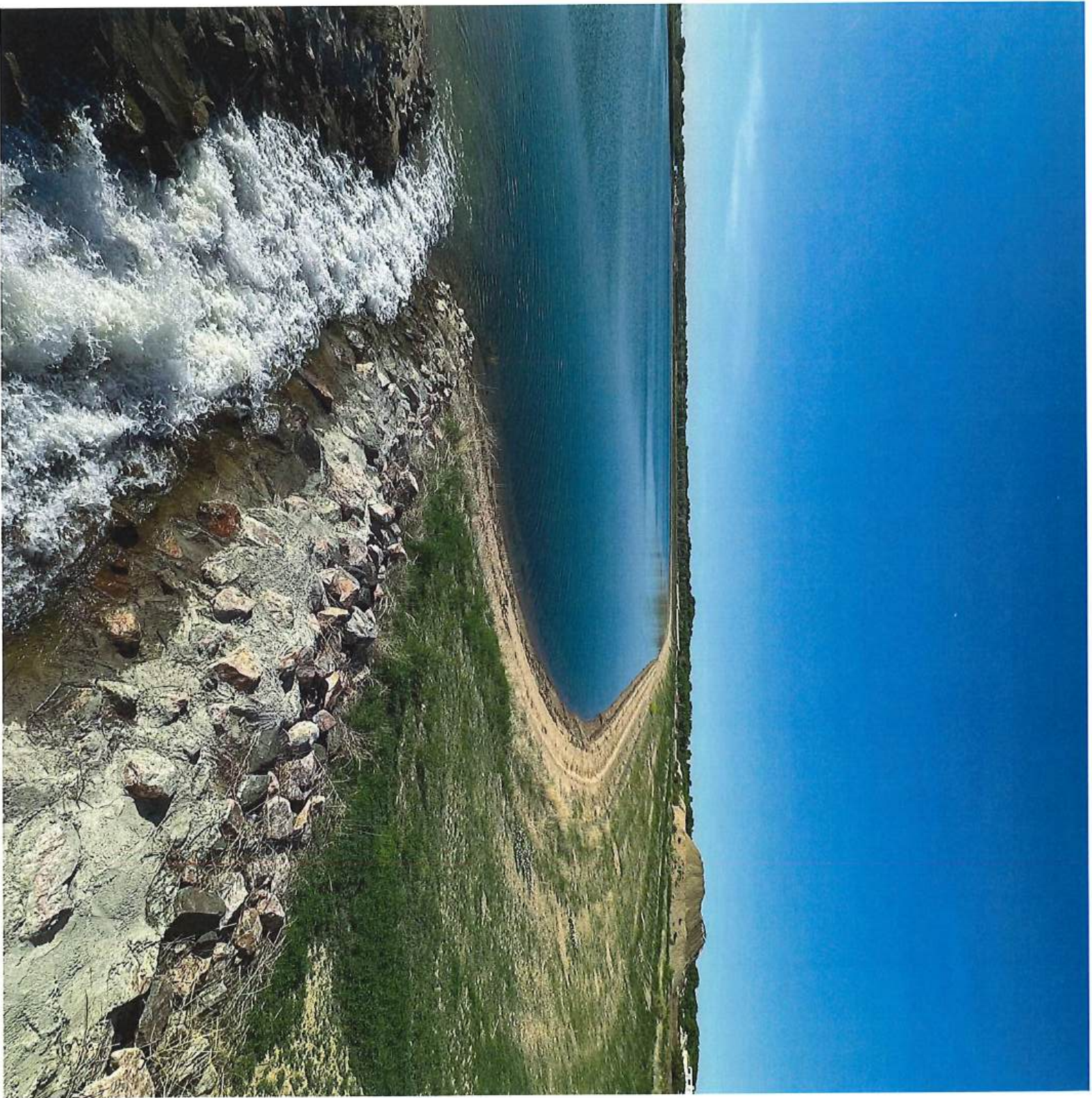


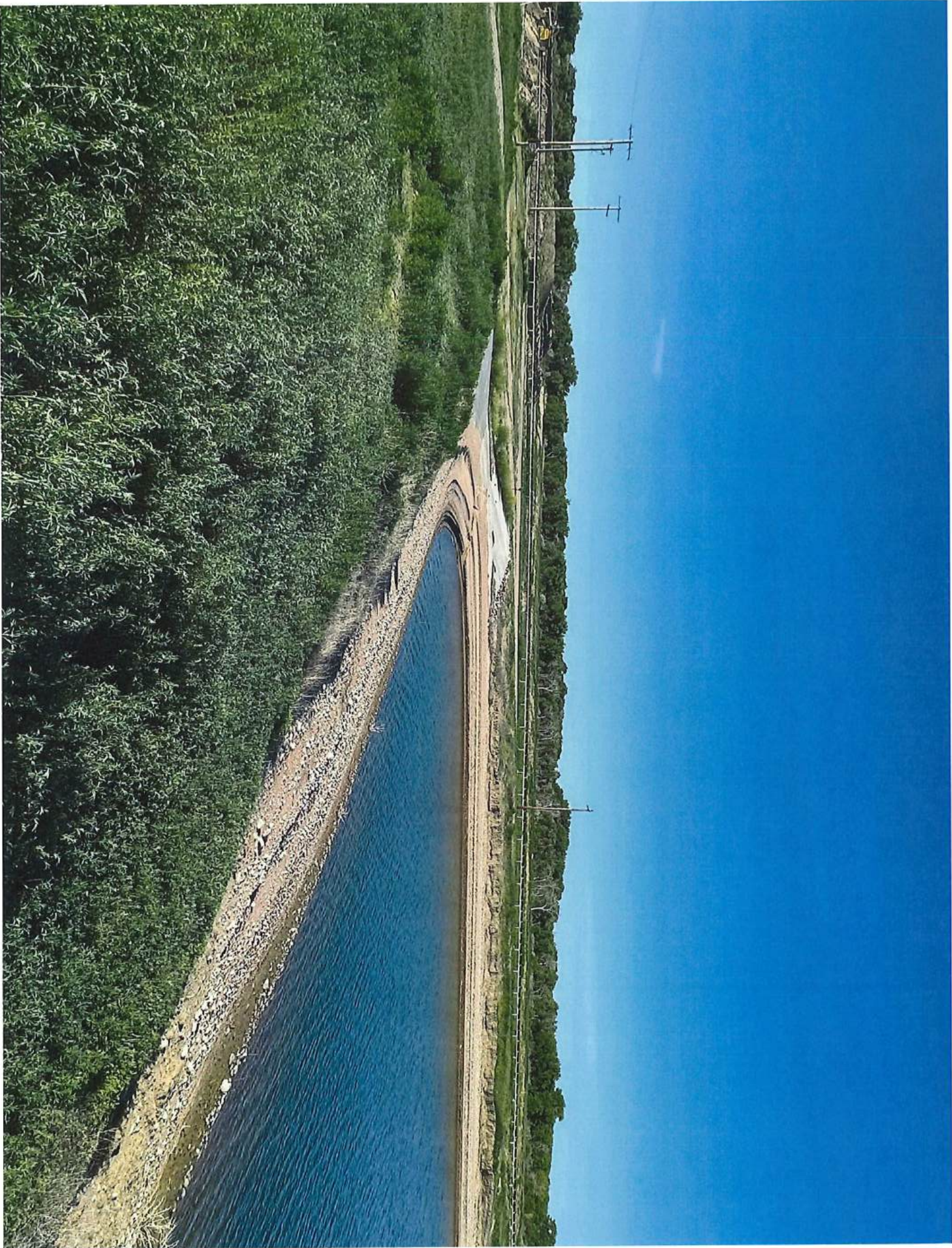
















ADMIN REPORT by Sara Lamb

1. Tap Status:

Taps paid for the month of May 2025 : 16 see itemized address list attached

2. Admin Events:

One of the statutory responsibilities of the District is to have an annual financial audit if revenue and expenditures exceed \$750,000. Triview's audit will be conducted by Haynie and Company and coordinated with our accounting staff at Fromm and Company, LLC. Haynie's auditors will be in Triview's administration office on Wednesday and Thursday, June 18th and 19th. Sara Lamb and Wendy Brown will be working with Haynie staff in providing documentation upon their requests.

3. Billing:

- a. In the process of revising old forms when title companies order final bills for commercial and residential sales in the District. 90% complete.
- b. Created a "Triview Welcome letter" for new residents with information for billing, eye on water, newsletter, summer watering rules, and emergency contact information. The letter will be emailed if the address is provided or will be mailed to their service address.
- c. Water Service Technician, Nick Pallisco works part-time in the administration office. Last month, at the beginning of irrigation season, Nick began reviewing the leak detection notices in Badger's meter reading system and to date has personally contacted 37 customers who had significant leaks in their irrigation systems.
- d. Continue to audit billing accounts for accuracy. Audit includes spelling, meter size, correct codes, billing history and current activity, and cross checking all addresses in El Paso County records with Triview records. 50% complete

4. Human Resources:

Wendy Brown will be processing paperwork for Triview's 2 new summer hires in Public Works and 1 temporary hire in Collections.

5. Financials:

Accounts Payable, Accounts Receivable, daily deposits, and invoices are processed on a weekly basis to stay current by Sara Lamb and Wendy Brown.



Triview Metro Public Works June 2025 Report

List of June Projects:

- Asphalt patch repairs on Bowstring / Leatherchaps & Jackson Creek Parkway.
- Dead tree replacements Starting June 16th.
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Grade trails, Trail repairs, and trail weed control
- Crack and curb weeds
- Irrigation repairs and maintenance on going
- Turf repairs throughout district. Seed bare spots.
- Native & Dentition Pond mow and trim
- Train Park Shade structure construction to start June 11, 2025 and be completed June 18th.
- Street sweeping District mains.
- Fleet maintenance
- Trail repairs on North trail Sanctuary Rim off of catnap.
- Round #2 fertilizer and broadleaf spray district turf to start Thursday June 10th.
- Sod replacement project Jackson Creek Parkway completed June 14th

I just got this picture. I think it says it all.

From PikesPeak Soap <pikespeaksoap@gmail.com>

Date Thu 6/5/2025 2:52 PM

To Jim McGrady <jmcgrady@triviewmetro.com>; Matt Rayno <MRayno@triviewmetro.com>; Thomas Martinez <tmartinez@tomgov.org>

Hi Jim & Matt:

Without the two of you, we couldn't have pulled off our Pikes Peak Soap Box Derby event.

Jim, your encouragement to use Higby as our local track was key. This started with a meeting with Tom Martinez and a number of your other team members. Our walk of the road was especially helpful. On a side note, the Town of Monument allowing us to shutdown Higby for 3 1/2 days was also important to our success. It would have been very difficult to have it done in any shorter timeframe.

Matt, your crew were absolutely awesome. Without them I can't imagine how we would have got it all put together. In addition to bringing in the straw bales on your own vehicles, you also provided a way to get the Winwater bundled pipes off their truck and on the other end, to return them.

Tom, thanks for your help with the road closure. Your insistence to use Midwest Barricades was the correct one. Also, thanks for providing our spectators a safe path to the track with the traffic cones along the north side of Higby, just below Bowstring.

We would not have gotten this level of support from Colorado Springs.

THANK YOU!!





Triview Metropolitan District Utility Report June 19th, 2025

- **Operations Updates:**

- Removed media from filters in A Plant in preparation for decommissioning
- Sent Consumer Confidence Report to customers via a direct link to in the June billing.
 - The link takes customers to the Report on our Website:
<https://triviewmetro.com/water/consumer-confidence-report/>
- Laser Flow meter installed upstream of flume 6/11/25
 - We will using this to verify the accuracy of our existing flume.
- NDS produced 80% of the water for the District in May.

- **Revenue Water/Non-Revenue Water**

- Triview produced 30,276,600 gallons in the May billing cycle. In the same cycle we sold our customers 28354,261 gallons leaving 1,922,339 gallons of Non-Revenue Water.

- **What we are doing**

- We are trying to determine if the loss is an apparent loss or a real loss.
- We are testing meters and installing new meters to verify accuracy.
- We are analyzing billing data to find and correct anomalies.
- We have developed a system to calculate water losses in three distinct zones to help us narrow our focus, these losses are summarized in the report below.
- We have started some targeted leak detection.
 - One good sized leak was discovered and repaired on an irrigation service line.
 - We have surveyed the rest of our older irrigation service lines for leaks.
 - We have found two additional leaks in the irrigation service lines of the 25 we surveyed. We are working on repairing these leaks.



Triview Metropolitan District Monthly Water Report

May 2025

Water Production

NDS	24,182,600	Gallons	80%
Wells	6,094,000	Gallons	20%
Total Water Produced	30,276,600	Gallons	

Metered Non-Billable Water

Process Water	0	Gallons
Change in Tank Level	0	Gallons
Hydrant Flush and Misc (metered non-billable)	0	Gallons
Total Non-Billable Water	0	Gallons

Water Distributed* **30,276,600 Gallons**

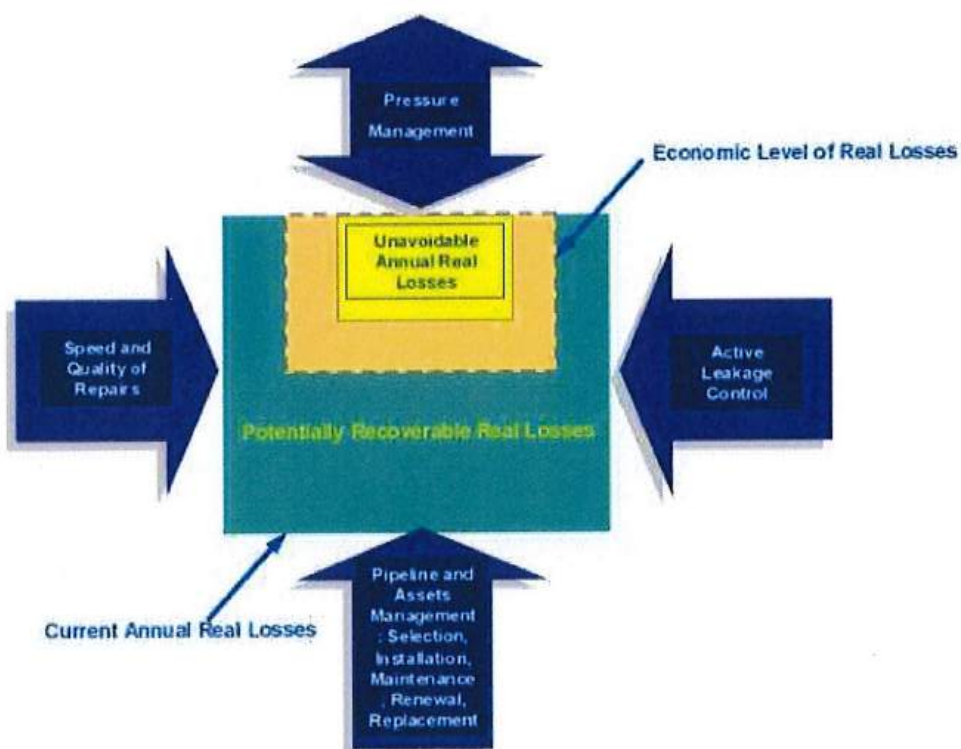
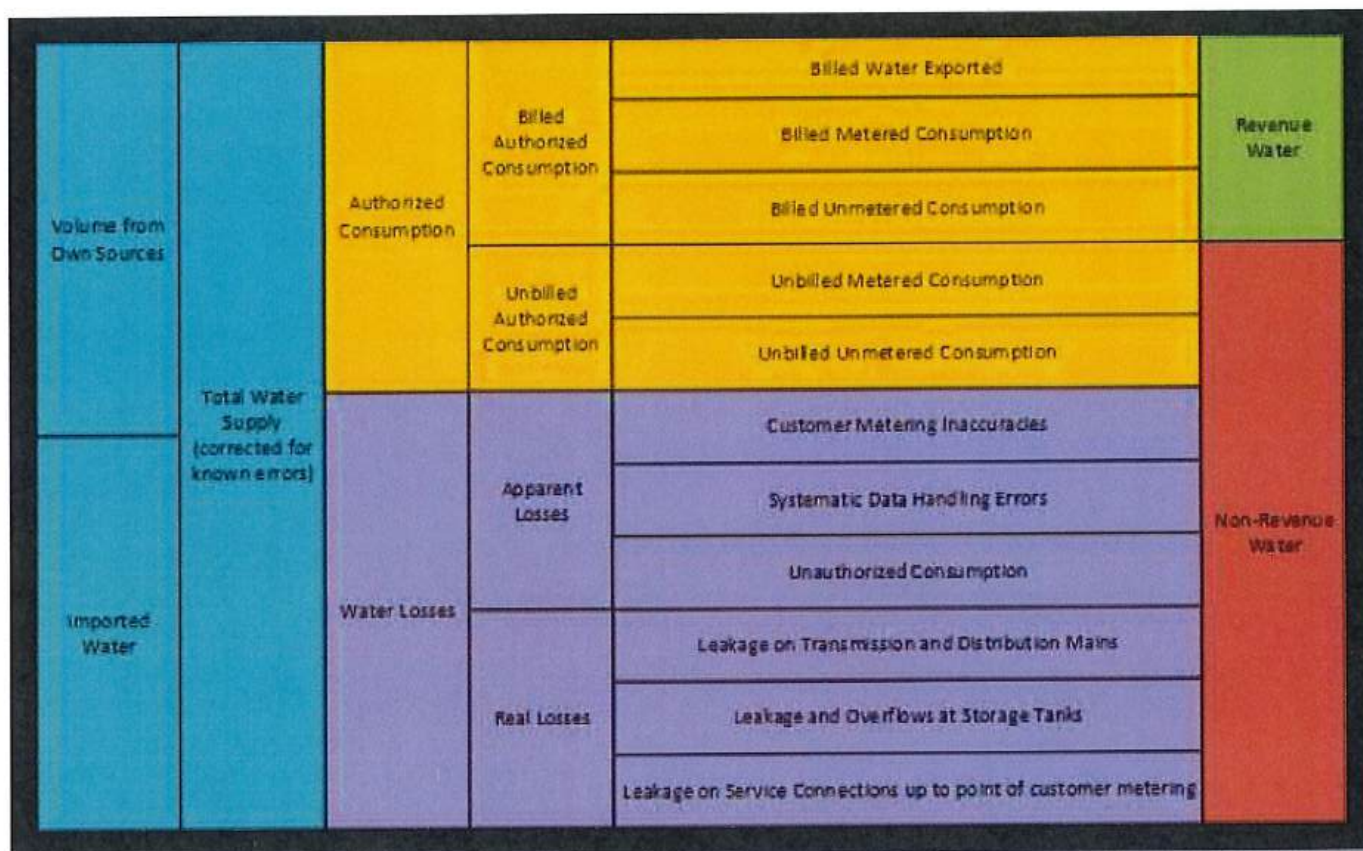
Water Billed

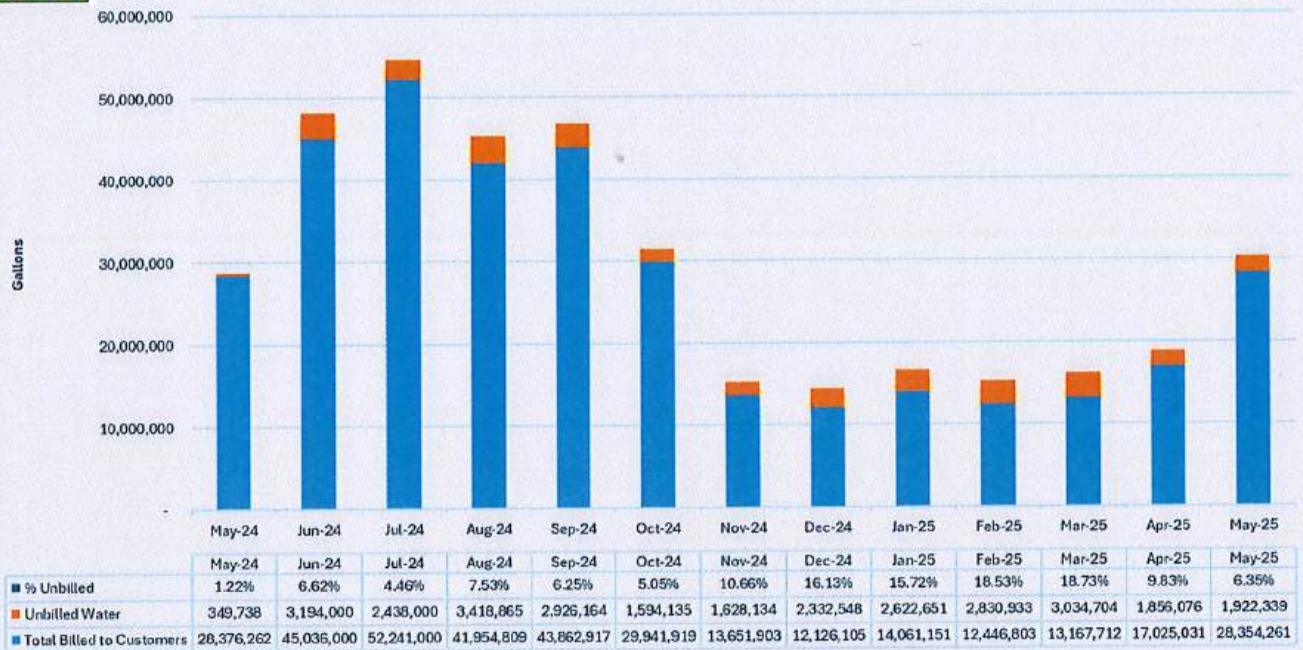
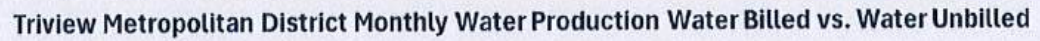
Water billed to Customers	28,303,261	Gallons
Hydrant Meter Billed	51,000	Gallons
Metered but not billed -	0	Gallons
Actual Billed Water Total	28,354,261	Gallons

Unbilled water **1,922,339 Gallons**
%Billed **93.65%**

May. 2025 % Unbilled **6.35%**
May. 2024 % Unbilled **1.22%**

*Includes Production Minus Total Non-Billable Water



[illegible]

Triview Metropolitan District
\$12,600,000 Limited Tax General Obligation Bonds, Series 2025
Debt Service Coverage

Collection Year	Assessed Valuation	Estimated Debt Service	Estimated Mill Levy	Revenue From 7 Mills	Coverage at 7 Mills
2025	\$180,834,530 *	\$0 *	0.000 *	\$1,265,842	0.00x*
2026	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2027	\$180,834,530	\$831,163	4.596	\$1,265,842	1.52x
2028	\$180,834,530	\$831,163	4.596	\$1,265,842	1.52x
2029	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2030	\$180,834,530	\$829,663	4.588	\$1,265,842	1.53x
2031	\$180,834,530	\$828,163	4.580	\$1,265,842	1.53x
2032	\$180,834,530	\$826,163	4.569	\$1,265,842	1.53x
2033	\$180,834,530	\$828,663	4.582	\$1,265,842	1.53x
2034	\$180,834,530	\$830,413	4.592	\$1,265,842	1.52x
2035	\$180,834,530	\$826,413	4.570	\$1,265,842	1.53x
2036	\$180,834,530	\$826,913	4.573	\$1,265,842	1.53x
2037	\$180,834,530	\$826,663	4.571	\$1,265,842	1.53x
2038	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2039	\$180,834,530	\$828,663	4.582	\$1,265,842	1.53x
2040	\$180,834,530	\$830,913	4.595	\$1,265,842	1.52x
2041	\$180,834,530	\$827,163	4.574	\$1,265,842	1.53x
2042	\$180,834,530	\$827,175	4.574	\$1,265,842	1.53x
2043	\$180,834,530	\$826,163	4.569	\$1,265,842	1.53x
2044	\$180,834,530	\$829,125	4.585	\$1,265,842	1.53x
2045	\$180,834,530	\$830,806	4.594	\$1,265,842	1.52x
2046	\$180,834,530	\$826,206	4.569	\$1,265,842	1.53x
2047	\$180,834,530	\$830,581	4.593	\$1,265,842	1.52x
2048	\$180,834,530	\$828,419	4.581	\$1,265,842	1.53x
2049	\$180,834,530	\$829,975	4.590	\$1,265,842	1.53x
2050	\$180,834,530	\$829,994	4.590	\$1,265,842	1.53x
2051	\$180,834,530	\$828,475	4.581	\$1,265,842	1.53x
2052	\$180,834,530	\$830,419	4.592	\$1,265,842	1.52x
2053	\$180,834,530	\$830,569	4.593	\$1,265,842	1.52x
2054	\$180,834,530	\$828,925	4.584	\$1,265,842	1.53x
2055	\$180,834,530	\$830,488	4.593	\$1,265,842	1.52x
Total / Avg		\$24,040,931	4.584	1,265,842	1.527

* Capitalized Interest is used in year 2025.

**CERTIFIED RECORD
OF
PROCEEDINGS OF**

**TRIVIEW METROPOLITAN DISTRICT
(IN THE TOWN OF MONUMENT)
EL PASO COUNTY, COLORADO**

Relating to the issuance of:

**Limited Tax General Obligation Bonds
Series 2025**

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EXHIBIT A - FORM OF THE BONDS

RESOLUTION 2025-07

A RESOLUTION OF THE TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS AUTHORIZING THE ISSUANCE OF LIMITED TAX GENERAL OBLIGATION BONDS FOR THE PURPOSES APPROVED AT THE MAY 6, 2025 DISTRICT ELECTION; AUTHORIZING THE PLEDGED REVENUE FOR PAYMENT OF THE BONDS; PROVIDING THE FORM OF THE BONDS AND OTHER DETAILS IN CONNECTION THEREWITH; AND APPROVING OTHER DOCUMENTS RELATING TO THE BONDS.

WITNESSETH:

WHEREAS, Triview Metropolitan District, is a quasi-municipal corporation duly organized and existing as a metropolitan district under the constitution and laws of the State of Colorado (unless otherwise indicated, capitalized terms used in this preamble but not otherwise defined shall have the meanings set forth in section 1 of this Resolution); and

WHEREAS, Article X, Section 20 of the Colorado Constitution provides that voter approval in advance is required for the creation of any district direct or indirect debt or other multiple-fiscal year financial obligation whatsoever except for refinancing district bonded debt at a lower interest rate and, pursuant to Section 32-1-1101(2), C.R.S., whenever the Board determines that the public interest or necessity demands the acquisition, construction, installation or completion of any public improvement the Board is to order the submission of the proposition of issuing general obligation bonds at an election held for that purpose; and

WHEREAS, the following Ballot Issue A was approved at the May 6, 2025 regular District election on an official count of 344 yes/for and 230 no/against:

WITHOUT INCREASING AUTHORIZED TAX RATES, SHALL TRIVIEW METROPOLITAN DISTRICT DEBT BE INCREASED UP TO \$12.6 MILLION, WITH A MAXIMUM REPAYMENT COST OF UP TO \$25.25 MILLION, FOR THE PURPOSE OF FINANCING THE COSTS OF WIDENING AND IMPROVING HIGBY ROAD TO ADDRESS SAFETY CONCERNS AND INCREASED TRAFFIC FLOWS, INCLUDING:

- SAFETY IMPROVEMENTS SUCH AS CURB AND GUTTER, SIDEWALKS, TURN LANES, STORM DRAINAGE, AND PEDESTRIAN CROSSINGS,
- IMPROVED ACCESS TO THE PUBLIC HIGH SCHOOL, AND
- ENHANCED EMERGENCY VEHICLE ACCESS TO EXISTING HOMES AND SUBDIVISIONS,

SUCH DEBT TO CONSIST OF THE ISSUANCE AND PAYMENT OF LIMITED TAX GENERAL OBLIGATION BONDS, WHICH BONDS SHALL BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 5.20% PER ANNUM AND BE ISSUED AT SUCH TIMES AND PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith,

AS THE BOARD OF DIRECTORS MAY DETERMINE; SUCH DEBT TO BE PAID IN AN AMOUNT NOT TO EXCEED \$835,000 ANNUALLY FROM THE REPURPOSED AD VALOREM PROPERTY TAXES TO BE LEVIED AT A RATE NOT TO EXCEED 7 MILLS AS PREVIOUSLY APPROVED BY THE DISTRICT'S ELECTORS AT THE ELECTION HELD ON NOVEMBER 3, 2020 (AS SUCH MILL LEVY RATE MAY BE ADJUSTED FOR FUTURE CHANGES IN THE CALCULATION OF ASSESSED VALUATION) AND IF NECESSARY FROM OTHER LEGALLY AVAILABLE REVENUES WHICH CAN INCLUDE CONTRIBUTIONS FROM DEVELOPERS AND SHARED SALES TAX REVENUES RECEIVED FROM THE TOWN OF MONUMENT; AND SHALL ALL SUCH REVENUES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES AND THE PROCEEDS OF THE BONDS CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

WHEREAS, the returns of the Ballot Issue Authorization were duly canvassed and the result thereof duly declared and certified; and

WHEREAS, pursuant to Section 32-1-1101.5, C.R.S., the results of the Election were certified by the District, by certified mail, to the Board of County Commissioners of El Paso County and filed with the State Division of Securities within forty-five days after the Election or no later than thirty days prior to the issuance of any general obligation indebtedness authorized by the Ballot Issue; and

WHEREAS, the District has not issued any general obligation bonds from the indebtedness authorized by the Election; and

WHEREAS, the District has received an underwriting proposal from Piper Sandler & Co. for a public offering of general obligation bonds and the Board has determined that a public offering of the Bonds by negotiated sale would be to the best advantage of the District; and

WHEREAS, based upon an initial credit assessment, Piper Sandler & Co. has initially indicated that the negotiated sale of the Bonds would benefit from the purchase of municipal bond insurance but that the net interest cost savings to the District, if any, cannot be fully determined until formal requests have been responded to by qualified bond insurers and comparisons made to bond market conditions at that time; and

WHEREAS, the Bonds are expected to be rated in one of the four highest investment grade rating categories by one or more nationally recognized organizations which regularly rate such obligations, therefore issuance of the Bonds is permitted pursuant to Section 32-1-1101(6), C.R.S. and is exempt from registration under the Colorado Municipal Bond Supervision Act as provided by Section 11-59-110(1)(c), C.R.S. upon appropriate filing for such exemption; and

WHEREAS, the District has received and there is available if requested by a member of the Board the proposed form of agreements relating to the Bonds including the Bond Purchase Agreement and the Paying Agent Agreement, as well as the form of the Preliminary Official Statement; and

WHEREAS, no member of the Board has a potential conflict of interest in connection with the authorization, issuance, sale or use of proceeds of the Bonds; and

WHEREAS, this Resolution is being adopted to authorize the issuance, sale and delivery of the Bonds and to provide for the details and payment of the Bonds; and

WHEREAS, the Board desires, as provided in the Supplemental Public Securities Act, to delegate the authority to the Sale Delegate to, among other things, determine certain financial provisions of the Bonds, which are to be set forth in the Sale Certificate in accordance with the provisions of this Resolution.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT:

Section 1. Definitions. As used herein, the following capitalized terms shall have the respective meanings set forth below, unless the context indicates otherwise.

“Authorized Denomination” means \$5,000 in principal amount or any integral multiple thereof.

“Authorized Officer” means any member of the Board, which individuals shall be authorized to sign any and all agreements, documents and certificates with respect to the issuance and delivery of the Bonds.

“Ballot Issue Authorization” means Ballot Issue A approved by a majority of the District’s eligible electors voting at the May 6, 2025 regular District election and recited in the preambles to this Resolution.

“Bank” means BOKF, NA, Denver, Colorado, or its successor, a national banking association duly organized and existing under the laws of the United States of America, being a member of the Federal Deposit Insurance Corporation, and having full and complete trust powers.

“Board” means the Board of Directors of the District.

“Bond Account” means the account established and designated as such in the section hereof entitled “Bond Account” for the purpose of paying the principal of, premium if any, and interest on the Bonds.

“Bond Counsel” means (a) as of the date of issuance of the Bonds, Kutak Rock LLP, and (b) as of any other date, Kutak Rock LLP or such other attorneys selected by the District with nationally recognized expertise in the issuance of municipal bonds.

“Bond Insurance Policy” means the financial guaranty insurance policy issued by the Bond Insurer pursuant to the Commitment, if any, insuring the payment when due of the principal of and interest on the Bonds as provided therein.

“Bond Insurer” means the financial guaranty insurance company, if any, identified in the Sale Certificate.

“Bond Purchase Agreement” means the agreement between the District and the Underwriter concerning the purchase of the Bonds by the Underwriter.

"Bonds" and *"Series 2025 Bonds"* means the Limited Tax General Obligation Bonds, Series 2025, dated as of the Dated Date, as authorized by this Resolution.

"Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State are authorized or obligated by law or executive order to be closed for business.

"Capital Project Expenses" means any purpose for which proceeds of the Bonds may be expended under the Enabling Laws, the Ballot Issue Authorization and this Resolution, including but not limited to the payment of costs of issuance of the Bonds.

"Cede" means Cede & Co., the nominee of DTC as record owner of the Bonds, or any successor nominee of DTC with respect to the Bonds.

"Certified Public Accountant" means an independent certified public accountant within the meaning of § 12-100-112, C.R.S. and any amendment thereto, licensed to practice in the State of Colorado.

"Code" means the Internal Revenue Code of 1986, as amended. Each reference to a section of the Code herein shall be deemed to include the United States Treasury Regulations proposed or in effect thereunder and applicable to the Bonds or the use of proceeds thereof, unless the context clearly requires otherwise.

"Commitment" means that certain written offer, if any, from the Bond Insurer to issue the Bond Insurance Policy and generally designated as the Commitment.

"Continuing Disclosure Undertaking" means the Continuing Disclosure Undertaking executed by the District to facilitate compliance with Securities and Exchange Commission Rule 15c2-12 (17 C.F.R. § 240.15c2-12).

"Contributions from Developers" means the road and bridge fees or related one-time capital charges imposed by the District on new development.

"Costs of Issuance Account" means the temporary account established with the Paying Agent for the payment, as directed by the District, of the cost of issuance of the Bonds.

"C.R.S." means the Colorado Revised Statutes, as amended and supplemented as of the date hereof.

"County" means El Paso County, Colorado.

"Dated Date" means the original dated date for the Bonds, which shall be the date of delivery of the Bonds.

"Delegated Authority" means the authority delegated to an Authorized Officer pursuant to the section hereof entitled "Delegated Authority and Parameters."

"District" means Triview Metropolitan District.

“DTC” means the Depository Trust Company, New York, New York, and its successors and assigns.

“*Enabling Laws*” means the Special District Act, the Supplemental Act and all other laws of the State enabling the issuance of the Bonds.

“*Event of Default*” means any one or more of the events set forth in the section hereof entitled “Events of Default.”

“*Federal Securities*” means direct, non-redeemable obligations of (including obligations issued or held in book-entry form on the books of), or obligations the principal of and interest on which are guaranteed by, the United States of America.

“*Interest Payment Date*” means the date or dates upon which interest shall be due and payable with respect to the Bonds as determined by the Sale Delegate and as set forth in the Sale Certificate, which dates are currently expected to be June 1 and December 1 of each year, commencing December 1, 2025, until the principal of the Bonds is paid in full on the final Maturity Date or upon prior redemption.

“*Interest Rate*” means the interest rates on the Bonds as established by the Sale Delegate in accordance with the terms of this Resolution.

“*Letter of Representations*” means the letter of representations from the District to DTC to induce DTC to accept the Bonds as eligible for deposit at DTC.

“*Limited Mill Levy*” means a rate of ad valorem property tax levy expressed in mills (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds and any Parity Lien Obligations as the same become due and payable, but not in excess of 7 mills; provided however, the maximum mill levy permitted herein shall be adjusted to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such maximum subsequent to the date of issuance of the Bonds.

“*Maturity Date*” means the scheduled dates for maturing principal of the Bonds as established by the Sale Delegate in accordance with the terms of this Resolution.

“*Official Statement*” means the Official Statement prepared in connection with the sale and issuance of the Bonds.

“*Outstanding*” means, as of any date, all Bonds issued and delivered by the District, except the following:

- (a) any Bond cancelled by the District or the Paying Agent, or otherwise on the District's behalf, at or before such date;
- (b) any Bond held by or on behalf of the District;

(c) any Bond for the payment or the redemption of which moneys or Federal Securities sufficient to meet all of the payment requirements of the principal of, premium, if any, and interest on such Bond to the date of maturity or prior redemption thereof, shall have theretofore been deposited in trust for such purpose in accordance with the section hereof entitled "Defeasance"; and

(d) any lost, apparently destroyed, or wrongfully taken Bond in lieu of or in substitution for which another bond or other security shall have been executed and delivered.

"Owner" means the Person or Persons in whose name or names a Bond is registered on the registration books maintained by the Paying Agent.

"Parity Obligations" means bonds, notes, debentures, or other multiple fiscal year financial obligations (a) having a lien upon the Pledged Revenue or any part thereof on a parity with the lien thereon of the Bonds; or (b) for the payment of which the District has promised or is obligated to impose an ad valorem property tax other than, or in addition to, the Limited Mill Levy, unless such obligation is specifically made subordinate to the Bonds.

"Paying Agent" means the Bank or its successor, which shall perform or cause to be performed the function of paying agent and bond registrar with respect to the Bonds.

"Paying Agent and Registrar Agreement" means the agreement between the District and the Paying Agent concerning the registration, transfer, exchange and payment of the Bonds.

"Permitted Investments" means any lawful investment permitted for the investment of funds of the District under the Enabling Laws and which meet the permitted investment guidelines as set forth in the standard package of the Bond Insurer which is part of the Commitment.

"Person" means a corporation, firm, other body corporate, partnership, association or individual and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

"Pledged Revenue" means the revenue derived by the District from the following sources:

- (a) the Limited Mill Levy; and
- (b) any other legally available moneys deposited into the Bond Account.

"Preliminary Official Statement" means the Preliminary Official Statement prepared in connection with the sale and issuance of the Bonds.

"Principal Payment Date" means December 1, or such other date or dates of each year as established in the Sale Certificate for the payment of the principal of the Bonds.

"Project" means any purpose for which proceeds of the Bonds may be expended under the Enabling Laws and the Ballot Issue Authorization, including, but not limited to, the payment of costs of issuance of the Bonds.

"Project Account" means the account established by the provisions hereof for the purpose of paying Capital Project Expenses. The Project Account shall be a subsidiary account of the appropriate fund or account of the District, and separately accounted for by the District in accordance with the provisions hereof.

"Record Date" means the fifteenth day of the calendar month next preceding each Interest Payment Date.

"Reserve Account" means the account established and designated as such in the section hereof entitled "Reserve Account" for the purpose of securing the payment when due of the principal of and interest on the Bonds.

"Reserve Requirement" means, to the extent that a Reserve Account is required to be maintained in connection with the Bonds pursuant to the Sale Certificate, the amount provided in the Sale Certificate. The Reserve Requirement may be fulfilled by the purchase of a surety bond.

"Resolution" means this Resolution which authorizes the issuance of the Bonds.

"Sale Certificate" means the certificate executed by the Sale Delegate as authorized by this Resolution pursuant to § 11-57-205, C.R.S., including but not limited to the identity of the Bond Insurer, provisions required by the Bond Insurer, and the sections hereof entitled "Bond Details" and "Redemption of Bonds Prior to Maturity".

"Sale Delegate" means the District's Manager, or in his absence any Authorized Officer of the Board.

"Shared Sales Tax Revenues" means the portion of the Town's sales and use tax revenues shared with the District pursuant to the Intergovernmental Agreement between the District and the Town, dated September 22, 1987, as amended on January 11, 1999.

"Special District Act" means Title 32, Article 1, C.R.S.

"Specific Ownership Taxes" means the specific ownership taxes collected by the County and remitted to the District pursuant to § 42-3-107 C.R.S. or any successor statute, to the extent attributable to imposition of the Limited Mill Levy.

"State" means the State of Colorado.

"Subordinate Obligations" means bonds, notes, debentures, or other multiple fiscal year financial obligations having a lien upon the Pledged Revenue or any part thereof junior and subordinate to the lien thereon of the Bonds.

"Supplemental Act" means the "Supplemental Public Securities Act," being Title 11, Article 57, Part 2, C.R.S.

"State" means the State of Colorado.

"Tax Letter of Instructions" means the Tax Letter of Instructions, dated the Dated Date and delivered to the District by Bond Counsel, as such instructions may be superseded or amended in accordance with their terms.

"Underwriter" means Piper Sandler & Co., Denver, Colorado, the original purchaser of the Bonds.

Section 2. Authorization. Pursuant to and in accordance with the Enabling Laws, the Board hereby authorizes, approves and orders that there shall be issued the Series 2025 Bonds for the purpose of providing funds for the Capital Project Expenses. Without limiting the foregoing, the District elects to apply all of the provisions of the Supplemental Act to the Bonds. The Delegated Authority granted to the Sale Delegate pursuant to the terms of this Resolution shall be effective for one year following the effective date of this Resolution.

Section 3. Limited Tax Obligations. The Bonds shall constitute limited tax obligations of the District as provided herein. All of the Bonds, together with the interest thereon and any premium due in connection therewith, shall be payable solely from and to the extent of the Pledged Revenue, and the Pledged Revenue is hereby pledged to the payment of the Bonds. The Bonds shall constitute an irrevocable first lien upon the Pledged Revenue, but not necessarily an exclusive such lien.

Section 4. Bond Details.

(a) ***Registered Form, Denomination, Dated Date and Numbering.*** The Bonds shall be issued in fully registered form, shall be dated as of the Dated Date, and shall be registered in the names of the Persons identified in the registration books maintained by the Paying Agent pursuant hereto. The Bonds shall be issued in denominations of \$5,000 in principal amount or any integral multiple thereof. The Bonds shall be consecutively numbered, beginning with the number one, preceded by the letter "R." The Bonds shall be issued in the Authorized Denomination. Each Bond shall be numbered R-1, and if transferred thereafter numbered consecutively beginning with the number "2" preceded by the letter "R."

(b) ***Maturity Date, Principal Amount and Interest Rates.*** The Bonds shall mature on the Principal Payment Date of the years and in the principal amounts and shall bear interest at the rates per annum (calculated based on a 360-day year of twelve 30-day months) set forth in the Sale Certificate.

(c) ***Accrual and Dates for Payment of Interest.*** Interest on the Bonds shall accrue at the rates set forth in the Sale Certificate from the later of the Dated Date or the latest Interest Payment Date (or in the case of defaulted interest, the latest date) to which interest has been paid in full and shall be payable on each Interest Payment Date.

(d) ***Delegation for Sale Certificate.*** The Board hereby delegates to the Sale Delegate for a period of one year from the date of adoption of this Resolution the matters set forth below, subject to the applicable parameters set forth in subsection (e) of this section; and any other matters that, in the judgment of the Sale Delegate, are necessary or

convenient to be set forth in the Sale Certificate and are not inconsistent with the Supplemental Act or the parameters set forth in this section:

- (i) the Dated Date of the Bonds;
- (ii) the Principal Payment Date;
- (iii) the Interest Payment Date;
- (iv) the aggregate principal amount of the Bonds;
- (v) the price at which the Bonds will be sold pursuant to the Bond Purchase Agreement;
- (vi) the amount of principal of the Bonds maturing in any particular year and the respective interest rates borne by the Bonds;
- (vii) the Bonds which may be redeemed at the option of the District, the dates upon which such optional redemption may occur, and the prices at which such Bonds may be optionally redeemed;
- (viii) the principal amounts, if any, of Bonds subject to mandatory sinking fund redemption and the years in which such Bonds will be subject to such redemption;
- (ix) the existence and amount of any capitalized interest;
- (x) whether to create and maintain a Reserve Account in order to achieve the rating on the Bonds desired by the District and the amount of the deposit to the Reserve Account to be made from the proceeds of the Bonds, if any, or the fulfillment of the Reserve Requirement with the purchase of a surety bond; and
- (xi) whether the Bonds will be secured by an assurance of payment as described in the Supplemental Act and the terms of any agreement with the Bond Insurer providing the assurance of payment.

(e) ***Sale Parameters.*** The authority delegated to the Sale Delegate by this section shall be subject to the following parameters:

- (i) in no event shall the Sale Delegate be authorized to execute the Bond Purchase Agreement after the date that is one year after the date of adoption of this Resolution;
- (ii) the financial terms of the Bonds shall not exceed the dollar amount and interest rate parameters established in the Ballot Issue Authorization;
- (iii) the final Maturity Date for the Bonds shall be no later than December 1, 2055; and

(iv) in the event that the Sale Delegate determines, based upon information provided by the Underwriter, that the lowest acceptable premium bid for issuance of the Bond Insurance Policy is less than the interest cost savings to be realized by the District as a result of the issuance of the Bond Insurance Policy, the Sale Delegate shall accept the Commitment issued by the lowest acceptable bidder and the Bonds, or any maturities thereof, shall be issued insured by the Bond Insurance Policy issued by such lowest acceptable bidder, who shall be deemed to be the Bond Insurer hereunder (for purposes of this parameter, the term "lowest acceptable premium bid" means the lowest bid submitted which is not conditioned upon the District's compliance with conditions deemed unacceptable by the Sale Delegate, and the term "lowest acceptable bidder" means the bidder submitting the lowest acceptable premium bid).

(f) ***Manner and Form of Payment.*** Principal of each Bond shall be payable to the Owner thereof upon presentation and surrender of such Bond at the principal office of the Paying Agent or at such other office of the Paying Agent designated by the Paying Agent for such purpose. Interest on each Bond shall be payable by check or draft of the Paying Agent mailed on each Interest Payment Date to the Owner thereof as of the close of business on the corresponding Record Date; provided that interest payable to any Owner may be paid by any other means agreed to by such Owner and the Paying Agent that does not require the District to make moneys available to the Paying Agent earlier than otherwise required hereunder or increase the costs borne by the District hereunder. All payments of the principal of and interest on the Bonds shall be made in lawful money of the United States of America.

(g) ***Book-Entry Registration.*** Notwithstanding any other provision hereof, the Bonds shall be delivered only in book entry form registered in the name of Cede & Co., as nominee of DTC, acting as securities depository of the Bonds and principal of and interest on the Bonds shall be paid by wire transfer to DTC; provided, however, if at any time the Paying Agent determines, and notifies the District of its determination, that DTC is no longer able to act as, or is no longer satisfactorily performing its duties as, securities depository for the Bonds, the Paying Agent may, at its discretion, either (i) designate a substitute securities depository for DTC and reregister the Bonds as directed by such substitute securities depository; or (ii) terminate the book entry registration system and reregister the Bonds in the names of the beneficial owners thereof provided to it by DTC. Neither the District nor the Paying Agent shall have any liability to DTC, Cede & Co., any substitute securities depository, any Person in whose name the Bonds are reregistered at the direction of any substitute securities depository, any beneficial owner of the Bonds or any other Person for (A) any determination made by the Paying Agent pursuant to the proviso at the end of the immediately preceding sentence or (B) any action taken to implement such determination and the procedures related thereto that is taken pursuant to any direction of or in reliance on any information provided by DTC, Cede & Co., any substitute securities depository or any Person in whose name the Bonds are reregistered.

Section 5. Redemption of Bonds Prior to Maturity.

(a) ***Optional Redemption.*** The Bonds may be subject to redemption at the option of the District, in whole or in part, and if in part in such order of maturities as the District shall determine and by lot within a maturity, on such dates and at such prices as set forth in the Sale Certificate.

(b) ***Mandatory Sinking Fund Redemption.*** All or any principal amount of the Bonds may be subject to mandatory sinking fund redemption by lot on the Principal Payment Date of the years and in the principal amounts specified in the Sale Certificate, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

At its option, to be exercised on or before the forty-fifth day next preceding each sinking fund redemption date, the District may (i) deliver to the Paying Agent for cancellation any Bonds with the same Maturity Date as the Bonds subject to such sinking fund redemption and (ii) receive a credit in respect of its sinking fund redemption obligation for any Bonds with the same Maturity Date as the Bonds subject to such sinking fund redemption which prior to such date have been redeemed (otherwise than through the operation of the sinking fund) and cancelled by the Paying Agent and not theretofore applied as a credit against any sinking fund redemption obligation. Each Bond so delivered or previously redeemed shall be credited by the Paying Agent at the principal amount thereof to the obligation of the District on such sinking fund redemption date, and the principal amount of Bonds to be redeemed by operation of such sinking fund on such date shall be accordingly reduced.

(c) ***Redemption Procedures.*** Notice of any redemption of Bonds shall be given by the Paying Agent in the name of the District by sending a copy of such notice by electronic means to DTC or its successors, or by first class, postage prepaid mail, not less than thirty days prior to the redemption date, to the Owner of each Bond being redeemed. Such notice shall specify the number or numbers of the Bonds so to be redeemed (if redemption shall be in part) and the redemption date. If any Bond shall have been duly called for redemption and if, on or before the redemption date, there shall have been deposited with the Paying Agent in accordance with this Resolution funds sufficient to pay the redemption price of such Bond on the redemption date, then such Bond shall become due and payable at such redemption date, and from and after such date interest will cease to accrue thereon. Failure to deliver any redemption notice or any defect in any redemption notice shall not affect the validity of the proceeding for the redemption of Bonds with respect to which such failure or defect did not occur. Any Bond redeemed prior to its maturity by prior redemption or otherwise shall not be reissued and shall be cancelled.

Section 6. Form of the Bonds. The Bonds shall be in substantially the form set forth in Appendix A hereto, with such changes to such form not inconsistent herewith, as may be necessary or desirable and approved by the officials of the District executing the same (whose manual signatures thereon shall constitute conclusive evidence of such approval). All covenants, statements, representations and agreements contained in the Bonds are hereby approved and adopted as the covenants, statements, representations and agreements of the District. Appendix A

is an integral part of this Resolution and is incorporated herein as if set forth in full in the body of this Resolution. The Bonds shall recite that they are issued under the authority of the Enabling Laws, and specifically that it is issued pursuant to the Special District Act and the Supplemental Act.

Section 7. Execution, Authentication and Delivery.

(a) **Execution.** The Bonds shall be executed in the name and on behalf of the District with the manual signature of the President of the District, shall bear a manual or facsimile of the seal of the District and shall be attested by the manual signature of the Secretary of the District, both of whom are hereby authorized and directed to prepare and execute the Bonds in accordance with the requirements hereof. Should any officer whose manual signature appears on the Bonds cease to be such officer before delivery of the Bonds, such manual signature shall nevertheless be valid and sufficient for all purposes.

(b) **Authentication.** When the Bonds have been duly executed, the officers of the District are authorized to, and shall, deliver the Bonds to the Paying Agent for authentication. The Bonds shall not be secured by or entitled to the benefit of this Resolution, and shall not be valid or obligatory for any purpose, unless the certificate of authentication of the Paying Agent has been manually executed by an authorized signatory of the Paying Agent. The executed certificate of authentication of the Paying Agent upon the Bonds shall be conclusive evidence, and the only competent evidence, that the Bonds have been properly authenticated hereunder.

(c) **Delivery.** Upon the authentication of the Bonds, the Paying Agent shall deliver the same in accordance with the instructions of the Underwriter upon receipt of the agreed purchase price of the Bonds from the Underwriter and the issuance of the approving opinion of Bond Counsel.

Section 8. Registration, Transfer and Exchange.

(a) **Registration.** The Paying Agent shall maintain a registration book in which the ownership, transfer and exchange of the Bonds shall be recorded. The Person in whose name any Bond shall be registered on such registration book shall be deemed to be the absolute owner thereof for all purposes, whether or not payment on any Bond shall be overdue, and neither the District nor the Paying Agent shall be affected by any notice or other information to the contrary.

(b) **Transfer and Exchange.** The Bonds may be transferred or exchanged at the principal operations office of the Paying Agent in Denver, Colorado or at such other office of the Paying Agent designated by the Paying Agent for such purpose for a like aggregate principal amount of Bonds of other authorized denominations of the same maturity and interest rate, upon payment by the transferee of a reasonable transfer fee established by the Paying Agent, together with any tax or governmental charge required to be paid with respect to such transfer or exchange and any cost of printing Bonds in connection therewith. Upon surrender for transfer of any Bond, duly endorsed for transfer or accompanied by an assignment duly executed by the Owner or his or her attorney duly

authorized in writing, the District shall execute and the Paying Agent shall authenticate and deliver in the name of the transferee a new Bond. Notwithstanding any other provision hereof, the Paying Agent shall not be required to transfer any Bond between the Record Date for any Interest Payment Date and such Interest Payment Date.

Section 9. Replacement and Cancellation.

(a) **Replacement.** If a Bond shall become lost, apparently destroyed, stolen or wrongfully taken, it may be replaced in the form and tenor of the lost, destroyed, stolen or taken Bond and the District shall execute and the Paying Agent shall authenticate and deliver a replacement Bond upon the Owner furnishing, to the satisfaction of the Paying Agent: (i) proof of ownership (which shall be shown by the registration book of the Paying Agent), (ii) proof of loss, destruction or theft and (iii) an indemnity to the District and the Paying Agent with respect to the Bond lost, destroyed or taken.

(b) **Cancellation.** If a Bond shall be delivered to the Paying Agent for cancellation pursuant to this Resolution and upon payment of the principal amount and interest represented thereby, or whenever a Bond shall be delivered to the Paying Agent for transfer or exchange pursuant to the provisions hereof, such Bond shall be cancelled by the Paying Agent in accordance with the customary practice of the Paying Agent and applicable retention laws. The Paying Agent shall not be responsible for, and shall bear no liability to the District in connection with, any Bond which the Owner fails to deliver to the Paying Agent in accordance with the requirements of this Resolution.

Section 10. Application of Bond Proceeds.

(a) **Initial Application.** Upon payment to the District of the purchase price of the Bonds in accordance with the Bond Purchase Agreement, the Bonds shall be delivered to, or as directed by, the Underwriter and the proceeds received by the District from the sale of the Bonds shall be applied as a supplemental appropriation by the District for the payment of the costs related to insuring the Bonds, as provided in the section hereof entitled "Bond Insurance", and as follows: (i) to the Bond Account, an amount equal to the capitalized interest on the Bonds, as determined by the Sale Delegate; (ii) to the Costs of Issuance Account such amount as directed by the District and (ii) to the Project Account, the balance of proceeds of the Bonds.

(b) **Project Account.** The Project Account shall be held and administered by the District. All moneys credited to the Project Account shall be applied solely to the payment of or reimbursement for the costs of the Capital Project Expenses. Upon the determination of the Board that all costs of the Capital Project Expenses have been paid or are determinable, any balance remaining in the Project Account (less any amounts necessary to pay Capital Project Expenses not then due and owing) shall be transferred to the Bond Account.

(c) **Costs of Issuance Account.** The Costs of Issuance shall be held by the Paying Agent and all moneys deposited in the Costs of Issuance Account shall be applied solely to the payment of the costs of the costs of issuance. Upon the determination of the

District Manager that all costs of the Costs of Issuance Account have been paid or are determinable, any balance remaining in the Costs of Issuance Account shall be transferred to the Bond Account.

Section 11. Bond Account.

(a) ***Establishment of Bond Account.*** There is hereby established a special account designated as the "Series 2025 Bond Account," which shall be maintained in accordance with the provisions hereof. There shall be credited to the Bond Account an amount of Pledged Revenue which, when combined with other legally available moneys in the Bond Account, will be sufficient to pay the principal of, premium if any, and interest on the Bonds when due.

(b) ***Use of Moneys in the Bond Account.*** Moneys in the Bond Account shall be used by the District solely to pay the principal of, premium if any, and interest on the Bonds, in the following order: FIRST, to the payment of interest due in connection with the Bonds (including without limitation current interest, accrued but unpaid interest, and interest due as a result of compounding, if any); and SECOND, to payment of the principal of and premium, if any, on the Bonds, whether due at maturity or upon prior redemption.

(c) ***Proportionate Application.*** In the event that available moneys in the Bond Account are insufficient for the payment of the principal of, premium if any, and interest due on the Bonds on any due date, the District shall on the due date pay such amounts as are available, proportionally in accordance with the amount of interest, principal, and premium, if any, due on each Bond. Any partial payments of principal shall be in the amount of \$5,000 or integral multiples thereof, and the Bonds or portions thereof to be redeemed pursuant to such partial payment shall be selected by lot.

(d) ***Investments.*** Moneys credited to the Bond Account may be invested or deposited in Permitted Investments only and in accordance with the laws of the State of Colorado. The investment of moneys credited to the Bond Account shall, however, be subject to the covenants and provisions of the section hereof entitled "Federal Income Tax Covenants."

Section 12. Reserve Account.

(a) ***Establishment of Reserve Account.*** There is hereby established a special account designated as the "Series 2025 Reserve Account," which shall be maintained in accordance with the provisions hereof. Moneys in the Reserve Account shall be used, if necessary, solely for the purpose of paying the principal of or interest on the Bonds when due. In the event that three (3) days prior to any Principal Payment Date or Interest Payment Date there are insufficient moneys on deposit in the Bond Account to make such payment on the Bonds when due, the District shall immediately direct the Paying Agent to transfer moneys from the Reserve Account to the Bond Account in an amount sufficient to pay such principal and interest when due.

(b) ***Reserve Account Balance.*** The balance of moneys in the Reserve Account shall be maintained in the amount of the Reserve Requirement and, to the extent less than

the Reserve Requirement, be replenished from available Pledged Revenue or as provided in the section hereof entitled "Levy of Ad Valorem Taxes" in no event less than twelve months from the date of any deficiency. If at any time the amount of the Reserve Account is more than the Reserve Requirement, the Paying Agent shall transfer to the Bond Account such amount which is in excess of the Reserve Requirement for the payment of principal and interest on the Bonds when due.

Section 13. Levy of Ad Valorem Taxes.

(a) ***Levy of Ad Valorem Taxes.*** For the purpose of paying the principal of and interest on the Bonds when due, respectively, the Board shall annually determine and certify to the Board of County Commissioners of the County a rate of levy for general ad valorem taxes on all of the taxable property in the District, at a rate not to exceed the Limited Mill Levy and in an amount sufficient to pay the principal of and interest on the Bonds when due, respectively, whether at maturity or upon earlier redemption.

(b) ***Application of Proceeds of Ad Valorem Taxes.*** The general ad valorem taxes collected pursuant to subsection (a) of this section shall be deposited in the Bond Account and, together with other Pledged Revenue on deposit therein shall be applied solely to the payment of the principal of and interest on the Bonds and for no other purpose until the Bonds, including principal and interest, are fully paid, satisfied and discharged.

(c) ***Appropriation and Budgeting of Pledged Revenue.*** Moneys received from the general ad valorem taxes levied pursuant to subsection (a) of this section, in an amount sufficient, together with Pledged Revenue in the Bond Account to pay the principal of and interest on the Bonds when due, respectively, are hereby appropriated for that purpose, and all amounts required to pay the principal of and interest on the Bonds due, respectively, in each year shall be included in the annual budget and appropriation resolution to be adopted and passed by the Board for such year.

(d) ***Use or Advance of Other Legally Available Moneys.*** Nothing herein shall be interpreted to prohibit or limit the ability of the District to use legally available moneys other than the proceeds of the general ad valorem property taxes levied pursuant to subsection (a) of this section to pay all or any portion of the principal of or interest on the Bonds. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, the District may, but shall not be required to, (i) reduce the amount of taxes levied for such purpose pursuant to subsection (a) of this section or (ii) use proceeds of taxes levied pursuant to subsection (a) of this section to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Bonds. If the District selects alternative (ii) in the immediately preceding sentence, the taxes levied pursuant to subsection (a) of this section shall include amounts sufficient to fund the reimbursement. Without limiting the foregoing, any moneys otherwise applied from the Reserve Account, if any, to payment of the debt service on the Bonds when due, including repayment obligations due under debt service reserve agreements or similar documents in connection with draws on a surety bond, shall be required to be replenished or paid from

the proceeds of the general ad valorem property taxes to the extent other Pledged Revenue is not applied for such payment prior to the date of certification of the District's mill levy.

(e) ***Legally Available Moneys.*** Among other moneys, Contributions from Developers, Shared Sales Tax Revenues and Specific Ownership Taxes are legally available moneys which may, from time-to-time and within the sole discretion of the Board, be deposited into the Bond Account and applied to payment of the Bonds; however, Contributions from Developers, Shared Sales Tax Revenues and Specific Ownership Taxes are not Pledged Revenue unless deposited into the Bond Account.

(f) ***Certification to County Commissioners.*** It is hereby declared that, if the District does not otherwise determine and certify to the Board of County Commissioners of the County a rate of levy for general ad valorem property taxes as required by subsection (a) of this section, the foregoing provisions of this section shall constitute a certificate from the Board to the Board of County Commissioners of the County showing the aggregate amount of ad valorem taxes to be levied by the Board of County Commissioners of the County from time to time, as required by law, for the purpose of paying the principal of and interest on the Bonds when due.

(g) ***Deposit of Moneys to Pay Bonds with, and Payment of Bonds by, the Paying Agent.*** No later than three (3) Business Days immediately preceding each date on which a payment of principal of or interest on the Bonds is due, the District shall deposit moneys with the Paying Agent in an amount sufficient to pay the principal of and interest on the Bonds due on such date. The Paying Agent shall use the moneys so deposited with it to pay the principal of and interest on the Bonds when due.

Section 14. Federal Income Tax Covenants. For purposes of ensuring that the interest on the Bonds is and remains excluded from gross income for federal income tax purposes, the District hereby covenants that:

(a) ***Prohibited Actions.*** The District will not use or permit the use of any proceeds of the Bonds or any other funds of the District from whatever source derived, directly or indirectly, to acquire any securities or obligations and shall not take or permit to be taken any other action or actions, which would cause any Bond to be an "arbitrage bond" within the meaning of Section 148 of the Code, or would otherwise cause the interest on any Bond to be includible in gross income for federal income tax purposes.

(b) ***Affirmative Actions.*** The District will at all times do and perform all acts permitted by law that are necessary in order to assure that interest paid by the District on the Bonds shall not be includible in gross income for federal income tax purposes under the Code or any other valid provision of law. In particular, but without limitation, the District represents, warrants and covenants to comply with the following rules unless it receives an opinion of Bond Counsel stating that such compliance is not necessary: (i) gross proceeds of the Bonds and the capital improvements funded from the debt obligation represented by the Bonds will not be used in a manner that will cause the Bonds to be considered "private activity bonds" within the meaning of the Code; (ii) the Bonds are not and will not become directly or indirectly "federally guaranteed"; and (iii) the District will

timely file an Internal Revenue Service Form 8038 G with respect to the Bonds, which shall contain the information required to be filed pursuant to Section 149(e) of the Code.

(c) ***Tax Letter of Instructions.*** The District will comply with the Tax Letter of Instructions delivered to it on the date of issuance of the Bonds, including but not limited by the provisions of the Tax Letter of Instructions regarding the application and investment of Bond proceeds, the use of the capital improvements funded from the debt obligation represented by the Bonds, the calculations, the deposits, the disbursements, the investments and the retention of records described in the Tax Letter of Instructions; provided that, in the event the Tax Letter of Instructions are superseded or amended by new Tax Letter of Instructions drafted by, and accompanied by an opinion of, Bond Counsel stating that the use of the new Tax Letter of Instructions will not cause the interest on the Bonds to become includible in gross income for federal income tax purposes, the District will thereafter comply with the new Tax Letter of Instructions.

Section 15. Additional Bonds.

(a) ***No Senior Lien Obligations.*** The District shall not incur any additional debt or other financial obligation having a lien upon the Pledged Revenue or the general ad valorem tax revenues of the District superior to the lien thereon of the Bonds.

(b) ***Parity Obligations.*** The District may issue Parity Obligations if:

(i) prior voter approval has been received by the District to incur the Parity Obligations;

(ii) no Event of Default shall have occurred and be continuing and the District is then and as of the date of issuance of the Parity Obligations will be, in substantial compliance with all of the covenants of this Resolution;

(iii) either one of the following conditions is met:

(A) The limit for the maximum mill levy rate securing repayment of the Bonds is eliminated and subsection (a) of the section hereof entitled "Levy of Ad Valorem Taxes" is duly amended and enforceable in accordance with its terms to provide that the Board shall annually determine and certify to the Board of County Commissioners of the County a rate of levy for general ad valorem taxes on all of the taxable property in the District, without limitation as to rate and in an amount sufficient to pay the principal of and interest on the Bonds when due, respectively, whether at maturity or upon earlier redemption; or

(B) The Pledged Revenue, when calculated at the maximum Limited Mill Levy against the valuation for assessment of taxable property within the District as it existed on the December 10th prior to the date of issuance of the proposed Parity Obligations, provided not less than two times (2x) coverage for the maximum annual debt service for the Bonds,

any outstanding Parity Obligations and the Parity Obligations proposed to be issued.

(iv) any Parity Obligations shall be payable as to interest on each June 1 and December 1, and shall mature serially or be subject to mandatory sinking fund redemption on each December 1; and

(v) a written certificate by the President or Treasurer of the District that the conditions set forth in the above paragraphs (i) through (iv) inclusive are met shall conclusively determine the right of the District to authorize, issue, sell and deliver Parity Obligations in accordance with this Bond Resolution.

(c) ***Subordinate Obligations.*** Nothing herein shall prevent the District from issuing Subordinate Obligations so long as (i) no Event of Default shall have occurred and be continuing and (ii) the District is then and as of the date of issuance of the Subordinate Obligations will be, in substantial compliance with all of the covenants of this Resolution.

Section 16. Additional Covenants. For so long as any Bond is outstanding, the District hereby covenants as follows:

(a) ***District Operations.*** The District will continue to operate and manage the District in an efficient and economical manner in accordance with all applicable laws, rules and regulations, and keep and maintain separate accounts of the receipts and expenses thereof in such manner that the Pledged Revenue may at all times be readily and accurately determined.

(b) ***Audits and Budgets.*** At least once a year in the time and manner provided by law, the District will cause an audit to be performed of the records relating to District revenues and expenditures. In addition, at least once a year in the time and manner provided by law, the District will cause a budget to be prepared and adopted. Copies of the budget and the audit shall be filed and recorded in the places, time and manner provided by law.

(c) ***Insurance.*** The District will carry fire and extended coverage, workers' compensation to the extent required by law, public liability, and such other forms of insurance on insurable District property as would ordinarily be carried by entities having similar properties of equal value.

(d) ***Bonded Officials.*** Each District official or other person having custody of any Pledged Revenue, or responsible for the handling of such funds, shall be fully bonded or insured against theft or defalcation at all times, in the amount required by law, which bond or insurance shall be conditioned upon the proper application of said funds.

(e) ***Refinancing or Restructuring.*** In the event the Pledged Revenue is insufficient or is anticipated to be insufficient to pay the principal of, premium if any, and interest on the Bonds when due, the District shall use its best efforts to refinance, refund, or otherwise restructure the Bonds so as to avoid such an event.

(f) ***Continuing Disclosure Undertaking.*** the District will comply with the terms of the Continuing Disclosure Undertaking; however, failure to comply with the provisions of the Continuing Disclosure Undertaking shall not be deemed an Event of Default under this Resolution.

Section 17. Defeasance. When all principal, interest, and premiums, if any, in connection with the Bonds have been duly paid, the pledge and lien and all obligations of the District hereunder with respect to such Bond shall thereby be discharged and such Bond shall no longer be deemed to be outstanding within the meaning of this Resolution. There shall be deemed to be such due payment when the District has placed in escrow and in trust with a commercial bank located within or without the State of Colorado, and exercising trust powers, an amount sufficient (including the known minimum yield from Federal Securities in which such amount may be initially invested) to meet all requirements of principal, interest, and premiums, if any, on such Bond, as the same becomes due to its final Maturity Date. The Federal Securities shall become due at or prior to the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the District and such bank at the time of the creation of the escrow, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure such availability as so needed to meet such schedule. The sufficiency of the escrow shall be determined by a Certified Public Accountant.

Notwithstanding anything herein to the contrary, in the event that the principal and/or interest due on the Bonds shall be paid by the Bond Insurer pursuant to the Bond Insurance Policy, the Bonds shall remain Outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the District, and all covenants, agreements and other obligations of the District to the Owners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such Owners.

Section 18. Events of Default. The occurrence or existence of any one or more of the following events shall be an Event of Default hereunder:

(a) ***Failure to Levy or Apply Proceeds.*** The failure by the District to impose the Limited Mill Levy or to apply the proceeds thereof as required by the terms of this Resolution.

(b) ***Parity Obligation Default.*** The occurrence and continuation of an event of default in connection with any Parity Obligations, as officially declared pursuant to the terms of the authorizing resolution or other documentation providing for the issuance of said Parity Obligations.

(c) ***Breach or Nonperformance of Duties.*** Breach by the District of any material covenant set forth herein or failure by the District to perform any material duty imposed on it hereunder and continuation of such breach or failure for a period of thirty days after receipt by the President of the District of written notice thereof from the Owner, provided that such thirty day period shall be extended so long as the District has commenced and continues a good faith effort to remedy such breach or failure.

(d) ***Bankruptcy or Receivership.*** An order of decree by a court of competent jurisdiction declaring the District bankrupt under federal bankruptcy law or appointing a receiver of all or any material portion of the District's assets or revenues is entered with the consent or acquiescence of the District or is entered without the consent or acquiescence of the District but is not vacated, discharged or stayed within thirty days after it is entered.

Section 19. Remedies for Events of Default.

(a) ***Remedies.*** Upon the occurrence and continuance of any Event of Default, the Owners of not less than 25% of the aggregate principal amount of the Outstanding Bonds, including, without limitation, a trustee or trustees therefor may proceed against the District to protect and to enforce the rights of the any Owners under this Resolution by mandamus, injunction or by other suit, action or special proceedings in equity or at law, in any court of competent jurisdiction: (i) for the payment of interest on any installment of principal of any Bond that was not paid when due at the interest rate borne by such Bond; (ii) for the specific performance of any covenant contained herein; (iii) to enjoin any act that may be unlawful or in violation of any right of any Owner of any Bond; (iv) for any other proper legal or equitable remedy; or (v) any combination of such remedies or as otherwise may be authorized by applicable law; provided, however, that acceleration of any amount not yet due on the Bonds according to their terms shall not be an available remedy. All such proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Owners of Bonds then Outstanding.

(b) ***Failure To Pursue Remedies Not a Release; Rights Cumulative.*** The failure of any Owner of any Outstanding Bond to proceed in accordance with subsection (a) of this section shall not relieve the District of any liability for failure to perform or carry out its duties under this Resolution. Each right or privilege of any such Owner (or trustee therefor) is in addition and is cumulative to any other right or privilege, and the exercise of any right or privilege by or on behalf of any Owner shall not be deemed a waiver of any other right or privilege of such Owner.

(c) ***Bond Insurer to Control.*** To the extent that this Resolution confers upon or gives or grants to the Bond Insurer any right, remedy or claim under or by reason of this Resolution, the Bond Insurer is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder. Upon the occurrence and continuance of an Event of Default, so long as it is not in default of its obligations under the Bond Insurance Policy, the Bond Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to the Owners under this Resolution and pursuant to State law.

Section 20. Amendment of this Resolution.

(a) ***Amendments Permitted Without Notice to or Consent of Owners.*** The District may, without the consent of or notice to the Owners (but so long as it is not in default of its obligations under the Bond Insurance Policy, only after prior written notice to the Bond Insurer), adopt amendments or supplements to this Resolution, which amendments or supplements shall thereafter form a part hereof, (i) to cure any ambiguity,

(ii) to cure, correct, or supplement any formal defect or omission or inconsistent provision contained in this Resolution, (iii) to make any provision necessary or desirable due to a change in law, (iv) to make any provisions with respect to matters arising under this Resolution, or to make any provisions for any other purpose, if such provisions are necessary or desirable and do not materially adversely affect the interests of the Owners of the Bonds; (v) to subject to this Resolution or pledge to the payment of the Bonds additional revenues, properties or collateral; and (vi) to grant or confer upon the Owners any additional rights, remedies, powers or authority that may be lawfully granted to or conferred upon the Owners.

(b) ***Amendments Requiring Notice to and Consent of Owners.*** Except for amendments permitted by subsection (a) of this section, this Resolution may only be amended (i) by a resolution of the District amending or supplementing this Resolution (which, after the consents required therefor, shall become a part hereof); and (ii) with the written consent of the Owners of at least 66 2/3% of the aggregate principal amount of the Outstanding Bonds; provided that any amendment that makes any of the following changes with respect to any Bond shall not be effective without the written consent of the Owner of such Bond: (A) a change in the maturity of such Bond; (B) a reduction of the interest rate on such Bond; (C) a change in the terms of redemption of such Bond; (D) a delay in the payment of principal of or interest on such Bond; (E) a reduction of the required consenting principal amount of the Owners for an amendment to this Resolution; or (F) the establishment of a priority or preference for the payment of any amount due with respect to any other Bond over such Bond. For purposes of this subsection, so long as the Bond Insurer is not in default of its obligations under the Bond Insurance Policy, the Bond Insurer shall be deemed to be an Owner of the Bonds, and no amendatory or supplemental resolution may be adopted under this section without its consent.

(c) ***Procedure for Notifying and Obtaining Consent of Owners.*** Whenever the consent of an Owner or Owners of Bonds is required under subsection (b) of this section, the District shall mail a notice to such Owner or Owners at their addresses as set forth in the registration books maintained by the Paying Agent and to the Underwriter or by electronic means to DTC or its successors, which notice shall briefly describe the proposed amendment and state that a copy of the amendment is on file in the office of the District for inspection. Any consent of any Owner of any Bond obtained with respect to an amendment shall be in writing and shall be final and not subject to withdrawal, rescission or modification for a period of sixty days after it is delivered to the District unless another time period is stated for such purpose in the notice mailed pursuant to this subsection.

Section 21. Removal or Resignation of Paying Agent; Successors. The Paying Agent is hereby appointed as paying agent, registrar and authenticating agent for the Bonds unless and until the District removes it as such and appoints a successor Paying Agent, in which event such successor shall automatically succeed to the duties of the Paying Agent hereunder and its predecessor shall immediately turn over all its records regarding the Bonds to such successor; provided however, that so long as the Bond Insurer is not in default of its obligations under the Bond Insurance Policy, the District may not remove the Paying Agent without the consent of the Bond Insurer. The Paying Agent, by accepting its duties as such, agrees to perform all duties and

to take all actions assigned to it hereunder in accordance with the terms hereof. The appointment and acceptance of the duties of Paying Agent hereunder may be affected through the execution of the Paying Agent Agreement between the District and the Paying Agent.

Section 22. Filing Requirements. The Board hereby directs that the following filings or recordings be made as set forth below:

(a) ***Colorado Municipal Bond Supervision Act.*** At least five days prior to the first sale of the Bonds, there shall be filed with the State Securities Commissioner a notice of claim of exemption, a copy of the Official Statement and the exemption fees, all as more specifically required pursuant to § 11-59-110(2), C.R.S.

(b) ***Notice of General Obligation Indebtedness.*** Within thirty days following the issuance of the Bonds, there shall be recorded with the Clerk and Recorder of the respective Counties notice of such action in the form prescribed by the Director of the State Division of Local Government in the Department of Local Affairs. Copies of such notice shall be sent to the State Division of Local Government and with the Board of County Commissioners of the respective Counties. Such actions shall be in accordance with the requirements of § 32-1-1604, C.R.S. and § 32-1-1101.5(1), C.R.S.

Section 23. Supplemental Public Securities Act.

(a) ***Application of Act.*** Pursuant to § 11-57-204, C.R.S., the District hereby elects to apply all of the provisions of the Supplemental Act to the issuance and delivery of the Bonds.

(b) ***Limitation of Actions.*** In accordance with § 11-57-212, C.R.S., no legal or equitable action can be brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of the Bonds more than thirty days after the date of adoption of this Resolution.

(c) ***Recourse against Officers and Agents.*** Pursuant to § 11-57-209, C.R.S., if a member of the Board, or any officer or agent of the District acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal of or interest on the Bonds. Such recourse shall not be available either directly or indirectly through the Board or the District, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Bonds and as a part of the consideration of their sale or purchase, any person purchasing or selling the Bonds specifically waives any such recourse.

(d) ***Pledged Revenue Lien.*** The creation, perfection, enforcement and priority of the pledge of revenues to secure or pay the Bonds shall be governed by § 11-57-208, C.R.S., of the Supplemental Act and this Resolution. The Pledged Revenue shall immediately be subject to the lien of such pledge without any physical delivery, filing, or further act. The lien of such pledge on the Pledged Revenue shall be on a parity with future Parity Obligations, if any, and shall have priority over any and all other obligations and liabilities of the District. The lien of such pledge shall be valid, binding and enforceable

as against all persons having claims of any kind in tort, contract, or otherwise against the District irrespective of whether such persons have notice of such liens.

Section 24. Bond Insurance. Upon the recommendation of the Underwriter based upon market conditions and the rating on the Bonds, one or more bond insurers may be requested to submit bids to issue the Bond Insurance Policy, which bids may include a requirement for the use of a surety bond for the establishment of the Reserve Account. In the event that the Sale Delegate determines, based upon information provided by the Underwriter, that the lowest acceptable premium bid for issuance of the Bond Insurance Policy is less than the interest cost savings to be realized by the District as a result of the issuance of the Bond Insurance Policy, the Sale Delegate shall accept the Commitment issued by the lowest acceptable bidder and the Bonds, in whole or for specific maturities, shall be issued insured by the Bond Insurance Policy issued by such lowest acceptable bidder, who shall be deemed to be the Bond Insurer hereunder. In the event the Sale Delegate determines, based upon information provided by the Underwriter that the lowest acceptable premium bid for the Bond Insurance Policy is more than the interest cost savings to be realized by the District as a result of the issuance of the Bond Insurance Policy, the Bonds shall be issued without bond insurance. If the Bonds, in whole or for specific maturities, are issued insured by the Bond Insurance Policy, the officers and employees of the District are hereby authorized and directed to take all actions necessary to cause the Bond Insurer selected to issue the Bond Insurance Policy in accordance with the Commitment, including without limitation, payment of the premium due in connection therewith and entering into any authorizing agreements. For purposes of this section, the term "lowest acceptable premium bid" means the lowest bid submitted which is not conditioned upon the District's compliance with conditions deemed unacceptable by the Sale Delegate, and the term "lowest acceptable bidder" means the bidder submitting the lowest acceptable premium bid.

Section 25. Approval of Related Documents.

(a) **Preliminary Official Statement.** The Board hereby ratifies and approves the distribution and use in connection with the offering of the Bonds of the Preliminary Official Statement relating to the Bonds in the form provided or made available to the Board; authorizes and directs the preparation of, and authorizes and directs the execution by the President of the Board of, an Official Statement for use in connection with the sale of the Bonds in substantially the form of the Preliminary Official Statement, with such changes therein, if any, not inconsistent herewith, as are approved by the President of the Board (whose signature thereon shall constitute conclusive evidence of such approval).

(b) **Bond Purchase Agreement.** For a period of one year following the adoption of this Resolution, the Sale Delegate is authorized to execute the Bond Purchase Agreement, which shall be in substantially the form previously presented to the District and shall be completed in accordance with the terms of this Resolution (which, once executed, shall constitute conclusive evidence of approval of the District).

(c) **Other Documents.** The President of the Board, the Secretary of the Board and all other appropriate officers of the Board are also hereby authorized and directed to execute the Continuing Disclosure Undertaking, the DTC Blanket Letter of Representations, the Paying Agent Agreement, the Commitment, a debt service reserve

agreement in connection with obtaining a surety bond, a "Tax Compliance Certificate" or similar certificate describing the District's expectations regarding the use and investment of proceeds of the Bonds, an Internal Revenue Service Form 8038-G with respect to the Bonds and all other documents and certificates necessary or desirable to effectuate the issuance or administration of the Bonds, the investment of proceeds of the Bonds and the transactions contemplated hereby.

(d) ***Electronic Signatures.*** In the event the President, the Secretary, other officers of the Board and all other officers, employees or officials of the District that are authorized or directed to execute any agreement, document, certificate, instrument or other paper in accordance with this Resolution (each an "Authorized Document") is not able to be physically present to manually sign any such Authorized Document, such individual or individuals are hereby authorized to execute any such Authorized Document electronically via facsimile or email signature. Any electronic signature so affixed to any Authorized Document shall carry the full legal force and effect of any original, handwritten signature. This provision is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. It is hereby determined that the transactions described herein may be conducted and related documents may be stored by electronic means.

Section 26. Declaration and Findings. Having been fully informed of and having considered all the pertinent facts and circumstances, the Board does hereby find, determine and declare:

(a) ***Best Interests.*** It is in the best interest of the District, its taxpayers and its residents that the Bonds be authorized, sold, issued and delivered at the time, in the manner and for the purposes provided in this Resolution.

(b) ***TABOR Compliance.*** The Ballot Issue Authorization was obtained in accordance with all applicable provisions of law, including without limitation Article X, Section 20 of the Colorado Constitution.

(c) ***Debt Limits.*** The total aggregate amount of bonded indebtedness of the District does not now, nor shall it upon the issuance of the Bonds, exceed any applicable limit prescribed by the constitution or laws of the State of Colorado.

(d) ***Compliance with Enabling Laws.*** The issuance of the Bonds and all procedures undertaken incident thereto are in full compliance and conformity with all applicable requirements, provisions and limitations prescribed by the Constitution and laws of the State, including the Enabling Laws, and all conditions and limitations of the Enabling Laws and other applicable law relating to the issuance of the Bonds have been satisfied.

(e) ***Secondary Market Disclosure.*** The District will comply with the terms of the Continuing Disclosure Undertaking; however, failure to comply with the provisions of the Continuing Disclosure Undertaking shall not be deemed an Event of Default under this Resolution.

(f) **Delegation of Authority.** The chief executive officer of the District within the meaning of § 11-57-205, C.R.S. is the District Manager.

Section 27. Costs and Expenses. All costs and expenses incurred in connection with the issuance and payment of the Bonds shall be paid either from the proceeds of the Bonds or from legally available moneys of the District, or from a combination thereof, and such moneys are hereby appropriated for that purpose.

Section 28. Holidays. If the date for making any payment or performing any action hereunder shall be a legal holiday or a day on which the principal office of the Paying Agent is authorized or required by law to remain closed, such payment may be made or act performed on the next succeeding day which is not a legal holiday or a day on which the principal office of the Paying Agent is authorized or required by law to remain closed.

Section 29. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the District and the members of the Board, not inconsistent with the provisions of this Resolution, relating to the authorization, sale, issuance and delivery of the Bonds, are hereby ratified, approved and confirmed.

Section 30. Resolution Irrepealable. After any of the Bonds have been issued, this Resolution shall constitute a contract between the Owner and the District, and shall be and remain irrepealable until the Bonds and the interest accruing thereon shall have been fully paid, satisfied and discharged, as herein provided.

Section 31. Repealer. All orders, bylaws and resolutions of the District, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed to the extent only of such inconsistency or conflict.

Section 32. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.

Section 33. Effective Date. This Resolution shall take effect immediately upon its adoption and approval.

[The balance of this page is blank.]

ADOPTED AND APPROVED this 19th day of June, 2025.

TRIVIEW METROPOLITAN DISTRICT

By _____
President

[SEAL]

Attested:

By _____
Secretary

[Signature page to authorizing Bond Resolution.]

EXHIBIT A

FORM OF THE BONDS

**UNITED STATES OF AMERICA
STATE OF COLORADO**

No. R-_____ \$ _____

**TRIVIEW METROPOLITAN DISTRICT
(IN THE TOWN OF MONUMENT) EL PASO COUNTY, COLORADO
LIMITED TAX GENERAL OBLIGATION BONDS SERIES 2025**

Interest Rate	Maturity Date	CUSIP	Dated Date
_____ %	December 1, 20__		_____

REGISTERED OWNER: Cede & Co.
TAX IDENTIFICATION NUMBER: 13 2555119

PRINCIPAL SUM: ** _____ DOLLARS**

Triview Metropolitan District, in the Town of Monument and El Paso County (the "District"), a duly organized and validly existing special district, political subdivision and body corporate of the State of Colorado (the "State"), for value received, hereby promises to pay, solely out of the special accounts hereinafter designated but not otherwise, to the registered owner named above, or registered assigns, solely from the special funds as hereinafter set forth, the principal sum stated above on the Maturity Date stated above, with interest on such principal sum from the Dated Date stated above at the interest rate per annum stated above (calculated based on a 360-day year of twelve 30-day months), on June 1 and December 1 of each year, commencing December 1, 2025. Capitalized terms used but not defined in this bond shall have the meaning assigned to them in the Resolution of the District authorizing the issuance of the Bonds (the "Resolution").

The principal of and interest on this bond is payable to the registered owner hereof upon presentation and surrender of this bond at the principal office of BOKF, NA, as paying agent, or at such other office of the Paying Agent designated by the Paying Agent for such purpose. Interest on this bond is payable by check or draft of the Paying Agent mailed on the Interest Payment Date to the registered owner hereof as of the fifteenth day of the month immediately preceding the month (whether or not such day is a Business Day) in which the Interest Payment Date occurs (the "Record Date"); provided that, interest payable to the registered owner of this bond may be paid by any other means agreed to by such registered owner and the Paying Agent that does not require the District to make moneys available to the Paying Agent earlier than otherwise required under the Resolution or increase the costs borne by the District under the Resolution; provided further, that, so long as Cede & Co. is the registered owner of this bond, the principal of and interest on this bond shall be paid by wire transfer to Cede & Co. Any payment of principal of or interest on

this bond that is due on a day that is not a Business Day shall be made on the next succeeding day that is a Business Day with the same effect as if made on the day on which it was originally scheduled to be made. All payments of principal of and interest on this bond shall be made in lawful money of the United States of America.

This Bond has been issued pursuant to, under the authority of, and in full conformity with, the Constitution and the laws of the State, including, in particular, Article 1 of Title 32, C.R.S., Part 2 of Article 57 of Title 11, C.R.S., and pursuant to the Bond Resolution. THE BOND RESOLUTION CONSTITUTES THE CONTRACT BETWEEN THE REGISTERED OWNER OF THIS BOND AND THE DISTRICT. THIS BOND IS ONLY EVIDENCE OF SUCH CONTRACT AND, AS SUCH, IS SUBJECT IN ALL RESPECTS TO THE TERMS OF THE BOND RESOLUTION, WHICH SUPERSEDES ANY INCONSISTENT STATEMENT IN THIS BOND.

This bond is one of an issue of bonds of the District designated Limited Tax General Obligation Bonds, Series 2025, issued in the principal amount of \$_____ (the "Bonds"). The Bonds are being issued by the District for the purpose of providing funds for the Project described in the Resolution. This Bond constitutes a limited tax obligation of the District payable solely from and to the extent of the Pledged Revenue, as defined in the Bond Resolution, and the Pledged Revenue is pledged to the payment of this Bond. This Bond constitutes an irrevocable first lien upon the Pledged Revenue, but not necessarily an exclusive such lien. Subject to expressed conditions, obligations in addition to this Bond may be issued and made payable from the Pledged Revenue having a lien thereon subordinate and junior to the lien of this Bond or, subject to additional expressed conditions, having a lien on the Pledged Revenue on a parity with the lien of this Bond, in accordance with the provisions of the Bond Resolution.

[If the Sale Certificate provides for the purchase of a Bond Insurance Policy, information from the Commitment shall be included in this place.]

[The Redemption amounts and provisions provided in the Bond Resolution shall be set forth herein when finalized.]

Notice of any redemption of Bonds shall be given by the Paying Agent in the name of the District by sending a copy of such notice by electronic means to DTC or by first class, postage prepaid mail, not less than thirty days prior to the redemption date, to the Owner of each Bond being redeemed. Such notice shall specify the redemption date of the Bonds being redeemed. If any Bond shall have been duly called for redemption and if, on or before the redemption date, there shall have been deposited with the Paying Agent in accordance with the Bond Resolution funds sufficient to pay the redemption price of such Bond on the redemption date, then such Bond shall become due and payable at such redemption date, and from and after such date interest will cease to accrue thereon. Failure to deliver any redemption notice or any defect in any redemption notice shall not affect the validity of the proceeding for the redemption of Bonds with respect to which such failure or defect did not occur. Any Bond redeemed prior to its maturity by prior redemption or otherwise shall not be reissued and shall be cancelled.

The Paying Agent shall maintain a registration book in which the ownership, transfer and exchange of the Bonds shall be recorded. The person in whose name this Bond shall be registered

on such registration book shall be deemed to be the absolute owner hereof for all purposes, whether or not payment on this Bond shall be overdue, and neither the District nor the Paying Agent shall be affected by any notice or other information to the contrary. This Bond may be transferred or exchanged at the principal office of the Paying Agent or at such other office of the Paying Agent designated by the Paying Agent for such purpose upon payment by the transferee of a reasonable transfer fee established by the Paying Agent, together with any tax or governmental charge required to be paid with respect to such transfer or exchange.

It is hereby certified that all conditions, acts and things required by the Constitution and laws of the State, including the Enabling Laws, and the resolutions of the District, to exist, to happen and to be performed, precedent to and in the issuance of this Bond, exist, have happened and have been performed, and that this Bond does not exceed any limitations prescribed by the Constitution or laws of the State, including the Enabling Laws.

This Bond shall not be entitled to any benefit under the Bond Resolution, or become valid or obligatory for any purpose, until the Paying Agent shall have signed the certificate of authentication hereon.

IN WITNESS WHEREOF, the Board of Directors of the District has caused this Bond to be executed with the signature of its President and attested by the signature of its Secretary, and has caused the seal of the District to be impressed or imprinted hereon, all as of the date set forth below.

[DISTRICT SEAL]

TRIVIEW METROPOLITAN DISTRICT

By _____
President, Board of Directors

Attest:

By _____
Secretary, Board of Directors

CERTIFICATE OF AUTHENTICATION

This Bond is described in the within-mentioned Bond Resolution.

Dated: _____

BOKF, NA, as Paying Agent

By _____
Authorized Signatory

[STATEMENT OF INSURANCE]

[If the Sale Certificate provides for the purchase of a Bond Insurance Policy, the related Statement of Insurance required by the Commitment shall be set forth herein.]

APPROVING LEGAL OPINION ON THE DATED DATE

Set forth below is a true copy of the approving legal opinion of Kutak Rock LLP, delivered on the date on which the Bond was originally issued:

\$ _____
TRIVIEW METROPOLITAN DISTRICT
(IN THE TOWN OF MONUMENT) EL PASO COUNTY, COLORADO
LIMITED TAX GENERAL OBLIGATION BONDS
SERIES 2025

We have been engaged by Triview Metropolitan District, located in the Town of Monument and El Paso County, Colorado (the "District"), to act as bond counsel for the issuance of its Limited Tax General Obligation Bonds, Series 2025, in the aggregate principal amount of \$ _____ (the "Bonds"). Capitalized terms used but not defined in this opinion have the meanings assigned to them in the resolution authorizing the issuance of the Bond (the "Bond Resolution") adopted by the Board of Directors of the District on June 19, 2025.

We have examined the constitution and the laws of the State of Colorado (the "State"); the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations, rulings and judicial decisions relevant to the opinions set forth in paragraph 4 below; the provisions of the Securities Act of 1933, as amended, and the regulations, rulings and judicial decisions relevant to the opinion set forth in paragraph 5 below; and such certified proceedings, certificates, documents, opinions and other papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law and as of the date hereof, that:

1. The certified record of proceedings authorizing issuance of the Bonds shows lawful authority for the Bonds under the Constitution and laws of the State now in force. The Bond Resolution has been duly authorized, is in full force and effect, and is valid and enforceable in accordance with its terms
2. The Bonds in the principal amount stated above are valid and binding limited tax general obligations of the District, payable from the Pledged Revenue.
3. All taxable property within the boundaries of the District or otherwise responsible for payment of a portion of the debt service on the Bonds is subject to ad valorem taxation to pay the principal of and the interest on the Bonds when due, respectively, whether at maturity or upon earlier redemption; provided however, nothing in the Bond Resolution shall be construed to require the District to levy an ad valorem property tax in excess of the Limited Mill Levy.
4. Under laws, regulations, rulings, and judicial decisions existing on the date hereof, interest on the Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on

individuals. The opinions set forth in the preceding sentences assume the accuracy of certain representations and continuing compliance by the District with certain covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Bonds. Failure to comply with such requirements could cause such interest on the Bonds to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Bonds. The District has covenanted in the Bond Resolution and in the Tax Compliance Certificate executed and delivered in connection with the issuance of the Bonds to comply with such requirements. We express no opinion regarding other federal tax consequences arising with respect to the Bonds. Interest on the Bonds may affect the federal alternative minimum tax imposed on certain corporations..

5. Under State statutes existing on the date hereof, the Bonds and the income therefrom are exempt from taxation, except inheritance, estate, and transfer taxes. We express no opinion regarding other tax consequences arising with respect to the Bonds under the laws of the State or any other state or jurisdiction.

6. The Bonds are exempt from registration under the Securities Act of 1933, as amended.

The rights of the holder of the Bond and the enforceability of the Bond and the Bond Resolution may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity, by the exercise by the State of Colorado and its governmental bodies of the police power inherent in the sovereignty of the State of Colorado and by the exercise by the United States of America of the powers delegated to it by the Constitution of the United States of America.

We express no opinion herein as to any matter not specifically set forth above. In particular, but without limitation, we express no opinion herein as to the accuracy, adequacy or completeness of any official statement, memorandum, prospectus or other statement used in connection with the offer and sale of the Bond.

This opinion is given as of the date hereof and we assume no obligation to update, revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

This opinion may be relied upon solely by the addressees hereto in connection with the issuance of the Bond. This opinion may not be relied upon for any other purpose or by any person other than the addressees. This opinion has been addressed to persons other than the District at the request of, and as an accommodation to, our client, the District. The inclusion of persons other than the District addressees does not create or imply an attorney-client relationship between Kutak Rock and such persons.

Respectfully submitted,

/s/ Kutak Rock LLP

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

(Please print or typewrite name and address of Transferee)
(Tax Identification or Social Security No.)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges.

TRANSFER FEE MAY BE REQUIRED

STATE OF COLORADO)
COUNTY OF EL PASO) ss.
TRIVIEW METROPOLITAN DISTRICT)

As the Secretary of the Board of Directors of Triview Metropolitan District, (in the Town of Monument) El Paso County, Colorado (the "District"), I do hereby certify that:

1. Attached are true and correct copies of (i) a resolution (the "Resolution") adopted by the Board of Directors (the "Board") at a public meeting held on June 19, 2025, and (ii) the official meeting agenda, which was posted and accessible on the public website of the District, with notification of the public meeting no less than twenty-four hours prior to the holding of the meeting.

2. The Resolution was duly moved, seconded and adopted at such meeting by the affirmative vote of a majority of the members of the Board present at such meeting as follows:

Board Member	Attendance			Voting		
	Present in Person	Present via Telecom- munications Device	Absent	Yes	No	Abstain
Amanda Carlton	_____	_____	_____	_____	_____	_____
Erik Demkowicz	_____	_____	_____	_____	_____	_____
John Gibbons	_____	_____	_____	_____	_____	_____
Jason Gross	_____	_____	_____	_____	_____	_____
Ann-Marie Jojola	_____	_____	_____	_____	_____	_____

3. The Resolution was approved and authenticated by the signature of the President of the Board, sealed with the District seal, attested by the Secretary and recorded in the minutes of the Board.

4. The public meeting at which the Resolution was adopted was noticed, and all proceedings relating to the adoption of the Resolution were conducted in accordance with all applicable bylaws, rules, regulations and resolutions of the District, in accordance with the normal procedures of the District relating to such matters, and in accordance with applicable statutes of the State of Colorado, including without limitation the Open Meetings Law (§ 24-6-402, C.R.S.), § 32-1-903, C.R.S and in accordance with all other applicable laws.

WITNESS my hand and the seal of said District affixed this 19th day of June, 2025.

[SEAL]

Secretary

EXHIBIT A

[Attach Notice of Meeting and Agenda]

RESOLUTION NO. 2025-08

RESOLUTION
OF THE BOARD OF DIRECTORS OF
TRIVIEW METROPOLITAN DISTRICT

ADOPTING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY

WHEREAS, Triview Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(d), C.R.S., the Board of Directors of the District (the “**Board**”) is authorized to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(h) C.R.S., the Board shall have the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, the Board desires to promote the development of economic growth, including retail and services that benefit its community; and

WHEREAS, the Board has developed in good faith and desires to adopt an Economic Development Incentive policy for the purposes of promoting the development of economic growth by specifically providing strategic incentives that support the long-term fiscal health and viability for the District and the larger community; and

WHEREAS, the Board believes an Economic Development Incentive policy to be in the best interests of the District, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of Economic Development Incentive Policy. The District hereby adopts the Economic Development Incentive Policy (the “**Policy**”) set forth in Exhibit A, attached hereto and incorporated herein by this reference, as may be amended from time to time.

2. Severability. If any part, section, subsection, sentence, clause, or phrase of this Resolution or the Policy is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Term. This Resolution and the Policy shall become effective immediately and shall supersede any previously adopted resolution or policy of the District related to the approval of Economic Development Incentives. The Policy shall remain in full force and effect until such time as it is amended, superseded, rescinded, or repealed by the Board.

[Signature page follows]

ADOPTED _____, 2025.

DISTRICT:

TRIVIEW METROPOLITAN DISTRICT, a
quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

Signature page to Resolution Adopting an Economic Development Incentive Policy

EXHIBIT A

Economic Development Incentive Policy

TRIVIEW METROPOLITAN DISTRICT ECONOMIC DEVELOPMENT INCENTIVE POLICY

(Adopted _____, 2025)

GENERAL

Purpose. The Policy serves a broad public purpose as established by the Board of Directors of Triview Metropolitan District at its discretion by providing opportunities for economic developer for retail and other services that benefit the District's community. Specifically, the Board is seeking to provide strategic incentives that promote economic growth and commercial development within the District's boundaries, supporting the long-term fiscal health and viability of the District. Economic development incentives may be offered to qualifying applicants to help cultivate a strong, business-friendly culture for the benefit of the community.

Applicability. This Policy applies to qualifying applicants who satisfy the necessary requirements to provide significant economic retail or other service benefits to the District's community. The District may, on an as-needed basis and subject to budget limitations, accept incentive requests from qualifying applicants. Subject to the application process and considerations outlined in this Policy, the District reserves the right to award Economic Development Incentives to qualifying applicants, as well as the right to accept or reject any incentive request at the District's discretion. Applicants' incentive requests and applications for incentives are not guaranteed approval from the District. The Board reserves the right to waive any requirements within this Policy at its reasonable discretion to address any extraordinary circumstances not contemplated within the Policy. Any landowner or developer with an existing agreement with the District offering similar or duplicative benefits for a piece of property it owns, shall not be entitled to economic incentives under this Policy.

Authority. The authority to manage, control, and supervise all business and affairs of the District rests with the Board, including the offer and provision of Economic Development Incentives. Such authority may be carried out as set forth in this Policy, in accordance with applicable laws, rules, regulations, and procedures relating to the expenditure of public funds. No individual may contract or offer Economic Development Incentives on behalf of the District unless duly authorized by the Board.

Fiscal Obligation. The District has the duty to exercise the good faith, business sense, and astuteness when approving Economic Development Incentives pursuant to this Policy.

Payments. Provision of Economic Development Incentives to qualifying applicants are to be expedited whenever possible in order to help cultivate a strong, business-friendly culture for the benefit of the District's residents and the larger community.

Deviation. The Board may deviate from the procedures set forth in this Policy, in its sole and absolute good faith discretion.

REQUIRED QUALIFICATIONS FOR POTENTIAL PROJECT/DEVELOPMENT APPLICANTS

The Board seeks to actively support the growth of economic development in the District's boundaries by offering strategic incentives to qualifying applicants. The Policy seeks to encourage business development of retail and services that benefit the District and the larger community. To that end, the District may consider awarding Economic Development Incentives as set forth in this Policy to projects/developments that satisfy all the following qualifications:

- The project/development is within the District's boundaries;
- The projected retail structure is greater than one hundred thousand (100,000) square feet;
- The projected sales tax revenue generation for the District from the project/development is greater than five hundred thousand dollars (\$500,000.00) per year, based on the District's share of the Town of Monument's sales tax (1.5% of the total 3.5% imposed by the Town);
- The projected market value of the development structure is greater than ten million dollars (\$10,000,000.00); and
- The projected number primary jobs created by the project is greater than fifty (50).

DEFINED TERMS

"Board" means the Board of Directors of the District.

"Contract" means (a) a written agreement between two or more competent parties to perform a specific act or acts; and (b) any type of agreement or arrangement regardless of what it is called for the procurement of goods or services or that obligates the District to pay a sum of money.

"Director(s)" means any current member(s) of the Board.

"District" means Triview Metropolitan District.

"District Manager" means the manager retained and engaged by the Board to provide management services to the District.

"Economic Development Incentive" means a financial incentive provided by the District in good faith to a qualified applicant for the purposes of incentivizing said applicant to create their project within the District's boundaries.

"Policy" means the Triview Metropolitan District Economic Development Incentive Policy.

“Primary Jobs” means full-time year-round jobs created or retained by a business(es) that provide goods and; increase the local and regional tax base; minimize economic leakage out of the state, the Town of Monument and the District; or meet an unmet need in the market area and result in the creation of new wealth.

APPLICATION PROCESS

To be considered for an Economic Development Incentive, the applicant shall submit a complete, formal request to the District Manager and provide such relevant information as may be reasonably requested, including but not limited to the following information:

- Name and address of the business, names of principal owners and officers, and contact information for the principals involved in the business including telephone and email addresses.
- A general description of the nature of the business, business history, and experience.
- Name and address of the owner of the land and building occupied or to be occupied by the business.
- A general description of the proposed building project or improvements, including estimated capital cost.
- A site plan of the proposed building project or improvements.
- If an existing business, average total monthly employment figures for the past 12 months.
- Number of new Primary Jobs to be created by type or position and an estimate of wages/earnings of these jobs.
- Project timeline including expected opening.
- Economic impact analysis conducted by an independent party that is qualified to make such analysis.

REVIEW AND APPROVAL

The District will review all applications and determine whether to grant incentives based on the best interest of the District, considering factors including without limitation: completeness of the application, need of the applicant, budgetary considerations, and whether the application furthers the intent and purpose of this policy.

Once the application requirements are met, District staff will review the request and determine the recommended amount and form of the incentive. This may include those various incentives as identified under Incentive Types below.

Please note, all incentive agreements are considered Contracts and require performance by the applicant. This may include receipt of Certificate of Occupancy, sales tax generation, and other performance measures as appropriate for the project. The District reserves the right to terminate any agreement or require reimbursement of an incentive for failure to perform.

If after review, the request is recommended for approval, the Board, or the District Manager at the direction of the Board, may enter into and sign a written incentive agreement administratively.

INCENTIVE TYPES

Metro District Taxes*

Shared Sales Tax up to 1.0 Percent. The remaining 0.50% is dedicated to renewable water and can't be shared.

Metro District Enterprises & Special Funds*

Water & Sewer Connection Fees

Meter Fees Building

Drainage Impact

Road & Bridge Impact

Review & Inspection

Meter Fees Irrigation

Sewer Impact

*The amount shared back will be determined on a case-by-case basis.

Awarded Economic Development Incentives are limited to 20 years. After a successful applicant's Economic Development Incentive has expired, the applicant may apply for an additional incentive using the procedure explained in this Policy.

OTHER CONSIDERATIONS

No statements or representations by District staff or officials shall be binding upon the District nor relied upon, except as set forth in an incentive agreement approved by formal action of the Board and signed on behalf of the District.

The Board reserve the right to approve or reject any incentive agreement. A recommendation of approval from District staff does not automatically guarantee approval, as all agreements are approved at the discretion of the Board and may be subject to budget appropriations. The District will consider all requests on a case-by-case basis and no project approval or rejection by the Board shall be considered precedent for future recommendations or decisions.

Approval of an incentive agreement by the District does not imply approval of the development of property or a particular use thereof. The owner shall be required to comply with all land use, permitting and other approval requirements of the Town of Monument and other appropriate governmental jurisdictions.

Applicants should be advised that any written or visual communications with District staff are subject to open records requests. Confidential information should be labeled - trade secret, privileged information, or confidential commercial, financial, geological, or geophysical data. In

the event that information is labeled as confidential, District staff will work with the applicant within the limits of the Colorado Open Records Act, as it relates to confidentiality, provided that the applicant reimburses the District for its costs associated with seeking a court order to restrict disclosure or defending an appeal of a denial of an open records request. The District may disclose any information without liability if it is not labeled confidential or pursuant to a court order requiring disclosure. Any applicant who is concerned with business information being subject to open records are encouraged to consult with District staff prior to submitting anything to the District.

AMENDMENTS TO THIS POLICY

The Board has the authority to amend this Policy and may also consider, upon District staff recommendation, additional types of requests on a case-by-case basis.

RESOLUTION 2025-09

RESOLUTION OF THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT SETTING WATER DEVELOPMENT REQUIREMENTS and IN-LIEU-OF FEES

WHEREAS, Triview Metropolitan District ("District") has determined that it is appropriate to adopt, amend and supplement portions of its existing rules and regulations concerning the District's policy in regards to provision of water supply sufficient to support development to which the District will provide water service as a condition of service in the District's discretion, and in the alternative and in the District's discretion, implementation of a water acquisition fee (*i.e.* "in-lieu-of fee") for acquisition of substitute water supplies where water provided by developer is insufficient to cover anticipated demands, and for recovery and funding of the District's existing and future costs in the acquisition and development of such physical and legal water supplies for its customers ("Water Acquisition Fee"). The Water Acquisition Fee may include funding for infrastructure costs associated with the acquisition and development of such physical and legal water supply for the District's customers;

WHEREAS, pursuant to C.R.S. §32-1-1001(1)(h),(j) and (k) and §32-1-1004(3) this Board has the authority on behalf of the District to fix and from time to time increase rates, charges for services or facilities furnished by the District within and outside District boundaries;

WHEREAS, pursuant to C.R.S. §32-1-1001(m) and (n), this Board has the power to adopt, amend and enforce bylaws and rules and regulations for the District that are not in conflict with the constitution and laws of the State of Colorado, for the carrying on of the business of the District, and may exercise all rights and powers necessary or incident to or implied from its specific powers; and

WHEREAS, the District has considered anticipated short and long-term expenses associated with the acquisition and development of physical and legal sources of water for the supplementation and continuation of provision of water service to the District's customers, and associated water infrastructure, and determined it appropriate to amend the District-wide Water Acquisition Fees on new development where insufficient supply is provided to the District by developers to cover anticipated demand, and to recoup and fund such imminent water acquisition and infrastructure expenses; and,

WHEREAS, the District has previously passed various resolutions concerning this subject matter. As to the subject matter of this Resolution 2025-__ such prior resolutions only as to the same subject matter are of no further force and effect.

NOW, THEREFORE, pursuant to the District's authority and the power under C.R.S. §32-1-1001 and §32-1-1004, the following policy is adopted in regards to the District's requirements for conveyance of legally and physically sufficient water supply to

meet anticipated demands for development prior to the District's commitment to provide water and wastewater service to such development, and in the District's discretion, in-lieu-of such sufficient physical and legal water supply, implementation of a Water Acquisition Fee on such development, forming a portion of the District's rules and regulations.

1. Provision of Sufficient Water Supply. Pursuant to the District's inter-governmental agreement (the "IGA") with the Town of Monument (the "Town"), the District does not exercise authority over land use planning matters, but rather such issues are addressed and approved by Town authority to the extent the property subject of such planning are within the annexed boundaries of the Town. Planning activities for properties included within the District but not annexed into the Town are similarly governed by El Paso County Planning and Development (the "County"), not by the District. However, in making such land use entitlement approvals, the relevant planning authority typically requires that Triview commit that it "will serve" the development subject of the application with water and wastewater services, as a condition of approval by such planning authorities of such land use applications. Triview provides such "will serve" commitments when so requested, and commits to provide services to developments within the District's service area, provided that a sufficient physical and legal water supply is conveyed to the District in an amount commensurate or in excess of anticipated demand within the subject development and/or appropriate Water Acquisition Fees paid, in the District's discretion. For purposes of this water dedication requirement, "sufficient" shall mean:

A. Any and all Denver Basin groundwater underlying the real property subject of the land use application, whether not-nontributary or tributary, whether adjudicated or unadjudicated, and whether or not the quantities of such Denver Basin groundwater are in excess of, or less than, the anticipated demand for the requested development as determined in the District's discretion. All such Denver Basin groundwater shall be conveyed to the District, with evidence of good title to the District's reasonable satisfaction, without charge to the District. No "will serve" letters shall issue from the District in any instance absence conveyance of all underlying Denver Basin groundwater, regardless of quantities;

B. Any and all other surface and/or groundwater owned or controlled by the land use applicant which can be physically and legally delivered to the District, subject to all other terms and conditions of this resolution and further subject to the terms and conditions of any applicable inclusion agreement between the District and the land use applicant. In the District's sole and complete discretion, other agreements with specific land owners pursuant to inclusion, annexation, or water service applicable to any particular such land use application may supersede the provisions of this Paragraph 1.B. based upon fact-specific circumstances which may otherwise benefit the District;

C. For purposes of calculating whether the water supply provided to the District pursuant to Paragraphs 1.A. and 1.B., above, will be of a quantity "sufficient" to meet the anticipated demand of the subject land use application, the following factors

shall apply:

i. No groundwater underlying the property subject of the proposed development classified as "not-nontributary" shall be included for purposes of calculating the sufficiency of water provided, unless such not-nontributary groundwater is subject of a previously adjudicated plan for augmentation suitable for the District's purposes, in the District's sole discretion, and (a) utilizing for purposes of replacement of post-pumping depletions associated with such plan for augmentation some source other than underlying nontributary groundwater supplies; or (b) deducting from otherwise available nontributary groundwater resources that quantity so dedicated to post-pumping depletion replacement, both subject to the limitations of Paragraph 1.C.ii., below;

ii. The District shall consider 85% of nontributary groundwater supplies as being available for development purposes, with the remaining 15% being dedicated to the general purposes of the District and for provision of reserve supplies. For purposes of example, were a developer to have 100 annual acre feet of nontributary groundwater available to provide to the District, all such groundwater would be deeded to the District, but the District would provide a "will serve" letter only for development utilizing up to 85 acre feet of supply, for development entitlements to be obtained based thereon. The quantity of nontributary groundwater supply may be based upon adjudications quantifying such supply (less amounts previously used), or upon calculations by the District's consultants for unadjudicated supplies, in the District's sole and complete discretion.

iii. In the case of surface water supply, or groundwater originating from other than the Denver Basin formations, sufficiency of supply shall be determined by the District on the basis of information and opinions provided by its consultants, in the District's sole and complete discretion. The District expresses its preference that any supplemental water supplies in addition to underlying Denver Basin supplies to be considered for sufficiency purposes be of a renewable nature, evidencing the District's intent to continue to develop a renewable water supply to eventually replace finite Denver Basin groundwater supplies upon which the District currently relies.

iv. In the District's discretion, sufficiency of water supply may be supplemented through payment of a Water Acquisition Fee, as provided below, in such amount as to represent the quantity of water required for the requested development, or the difference between such requirements and the quantities of water available for provision to the District as described in Paragraphs 1.C.i, ii, and iii, above.

2. Water Acquisition Fee. Where an application for land use development has been submitted, and associated request for a "will serve" letter has been made upon the District, and where the quantities of water described in Paragraph 1.C., above, appear in the District's discretion to be insufficient for the scope of development requested in the application, the District may, in its sole and complete discretion, accept payment of a Water Acquisition Fee "in-lieu-of" that quantity of water necessary for the scope of

requested development, less those quantities of water which may be provided pursuant to Paragraph 1.C, above. Based upon anticipated water acquisition costs, and associated infrastructure and transactional costs associated therewith, the Board determines that an appropriate Water Acquisition Fee, or "in-lieu-of" fee at the present time is \$21,000 per acre foot. Based upon historical data demonstrating actual demands, and further based upon qualified engineering analysis, Triview has determined the appropriate water demand estimates for various scopes of development within the District, specifically:

A. Large Single Family demand, being defined as single-family dwellings constructed on lots of 5,000 square feet or larger, shall be 0.4 acre-feet per year, based upon ordinary and typical single family housing within the District;

B. Small Single Family demand, being defined as single-family dwellings constructed on lots of greater than 2,000 square feet but less than 5,000 square feet, shall be 0.3 acre-feet per year, based upon the District's analysis and experience with such smaller lot dwellings;

C. Multi-Family demand, being defined as attached dwellings typical of duplex or multi-plex design, shall be 0.25 acre-feet per year, based upon typical multi-plex (i.e. duplex) type residential dwellings within the District, and the District's engineering analysis of the same;

D. Apartment Demand shall be as follows, as demonstrated by qualified engineering analysis provided to the District by developers of apartment-style housing, and as analyzed in-house by the District, based upon actual apartment demands:

i. One Bedroom Apartment demand shall be 0.08 acre-feet per unit per year;

ii. Two Bedroom Apartment demand shall be 0.10 acre-feet per unit per year;

iii. Three Bedroom Apartment demand shall be 0.12 acre-feet per unit per year;

E. Associated/Auxiliary Structures. The district has further analyzed the water demand anticipated for buildings and structures typically associated with both apartment complexes, and from time to time multi-family/multiplex developments. Such demands shall be as follows:

i. Property Management/Office Facility demand shall be calculated as 0.050879 acre feet per year per 1,000 square feet of floor space;

ii. Fitness/Leasing Center Facility demand shall be calculated as 0.170262 acre-feet per year per 1,000 square feet of floor space;

iii. Clubhouse (without swimming pool) demand shall be calculated as 0.075736 acre-feet per year per 1,000 square feet of floor space.

F. Irrigation Demand. The District has analyzed and calculated specific water demands for the irrigation of various landscape features as typically associated with apartment and multi-family residential development, as well as for landscaping surrounding commercial development within the District:

i. Shrub Bed demand shall be calculated as 1 acre-foot per acre of shrubbery per year;

ii. Native Seed, Low-Grow Native Seed, and Native Wetlands Seed demand shall each be calculated as 1 acre-foot per acre per year;

iii. Turf Grass (i.e. Kentucky Bluegrass or similar) demand shall be calculated as 2.25 acre feet per acre annually;

G. As an example only, were a developer to have 100 acre feet of adjudicated nontributary supply, and were the scope of requested development to include 300 Large Single Family dwellings, the total demand for water would be 120 acre-feet per year (300×0.4), and such development would be short 35 annual acre feet of supply (85% of nontributary Denver Basin supply, pursuant to Paragraph 1.C.2., above). Such developer could therefore provide the District with payment of \$735,000 in Water Acquisition Fees (35 acre feet \times \$21,000 per acre foot), and the District would then be prepared to issue the "will serve" letter necessary for approval of land use planning applications.

H. In the District's sole discretion, Water Acquisition Fees collected by the District may be placed in a restricted account, and if so restricted the use of such funds shall be limited to only the following expenditures, until such time as the District, in its reasonable discretion, determines that its available water supply exceeds 125% of forecast build-out demand, and will continue to do so for a forecasted period of 25 years in the future. The District may, due to financial exigencies, elect to utilize Water Acquisition Fees not deposited in said restricted account for other purposes of the District in its discretion, but it is the District's stated policy to deposit all such funds in said restricted account, at which time it shall be subject to all applicable restrictions. Uses of water in said restricted account shall be limited as follows:

i. Purchase, lease, or other acquisition of physical and legal water supplies for use in the District's water system. Such acquisitions may include nontributary and nontributary Denver Basin supplies, other groundwater supplies, as well as renewable surface water supplies. Such acquisitions may be made by the District, or in cooperative efforts with other municipal or quasi-municipal entities.

ii. Purchase, design, construction, maintenance and repair of all facilities necessary for the delivery, treatment and use of physically and legally available water supplies to the District's water system, specifically including, but not limited to, such acquired water supplies as describe in Paragraph 2.A.i., above, and specifically including storage for any such water supplies.

iii. Purchase, design, construction, maintenance and repair of any facilities or systems necessary for the use and re-use of any and all water supplies available to the District to the fullest extent allowable by law, for maximization of beneficial uses of all such water supplies.

3. Determination by the Board. It is the Board's determination that this policy, and the fees discussed herein, are reasonably related to the overall existing and future costs of operations and capital improvements for the water services provided by the District, are necessary for the District to provide a reliable water supply and to recover costs associated therewith, and plan for future expense, and are uniformly made to apply to all of the District's customers. It is further the Board's determination that this policy is consistent with the prior practice of the District, as well as consistent with legislative guidance concerning the calculation and use of water fees by Colorado special districts.

4. Other Rates and Fees. All other policies and fee regulations of the District not expressly revised by this Resolution shall remain in full force and effect.

5. Enterprise. This Resolution is taken by the District, including as acting through its water activity enterprise.

6. Proper Action. This action is taken by the Board at its regular public meeting after all required public notices and postings of the meeting have been made, with a quorum of the Board in attendance and taking proper action thereon.

THEREFORE, the above policy regarding provision of sufficient water supply to the District prior to issuance of "will serve" letters as may from time to time be requested by the Town, and policy regarding associated Water Acquisition Fees, were established as rules and regulations of the District, and were enacted by the Board of Directors of the District on this 19th day of June, 2025, to be effective immediately.

District President

District Secretary Attest

Date

RESOLUTION 2025-10

TRIVIEW METROPOLITAN DISTRICT RESOLUTION TO AMEND 2025 BUDGET

WHEREAS, the Board of Directors of Triview Metropolitan District (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held June 19, 2025, a public hearing was held regarding the 2025 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2025 as follows:

General Fund	\$6,666,663
Capital Projects Fund - General	\$1,207,627
Water and Wastewater Enterprise Fund	\$9,087,137
Capital Projects Fund – Enterprise	\$5,668,089

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2025; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2025 as follows:

General Fund	\$6,666,663
Capital Projects Fund - General	\$9,707,627
Water and Wastewater Enterprise Fund	\$9,087,137
Capital Projects Fund – Enterprise	\$5,668,089

BE IT FURTHER RESOLVED that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED JUNE 19, 2025.

DISTRICT:

TRIVIEW METROPOLITAN DISTRICT, a
quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
TRIVIEW METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held at 16055 Old Forest Point, Suite 302, Monument, Colorado on Thursday, June 19, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of June, 2025.

Signature

**TRIVIEW METROPOLITAN DISTRICT
RESOLUTION NO. 2025-11**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRIVIEW
METROPOLITAN DISTRICT ESTABLISHING FUNDING FOR THE
RECONSTRUCTION OF HIGBY ROAD**

WHEREAS, the Triview Metropolitan District ("District") is a quasi-municipal corporation and political subdivision of the State of Colorado, organized pursuant to Title 32 of the Colorado Revised Statutes; and

WHEREAS, the Board of Directors of the District ("Board") is empowered to provide for the construction and maintenance of public infrastructure within the District, including roadways necessary for the benefit and welfare of its residents and taxpayers; and

WHEREAS, the Board has determined that the reconstruction of improvements to Higby Road (the "Project") is necessary to promote public safety, improve traffic flow, and support planned and future development within the District; and

WHEREAS, the Board desires to allocate and designate District funds to support the reconstruction of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AS FOLLOWS:

1. Authorization of Project Funding

The Board plans to issue bonds to pay for the cost of the Project, and hereby authorizes the use of District funds for the purpose of constructing the Project, including but not limited to design, permitting, construction, project management, and contingencies. The total estimated cost of the Project is estimated to be approximately \$12,450,673.10.

2. Funding Source

The funding for the Project shall be appropriated from a portion of the General Fund mill levy and/or other legally available revenues as determined appropriate by the District Manager and the District's Board of Directors. A financial plan showing the expected mill levy is attached as Exhibit A.

3. Ratification and Approval of Prior Actions

All actions previously taken by the District's consultants, officers, or members of the Board in connection with the negotiation, authorization, and financing of the Project are hereby ratified, approved, and confirmed as consistent with the provisions of this Resolution.

ADOPTED AND APPROVED this 19 day of June, 2025.

TRIVIEW METROPOLITAN DISTRICT

By: _____
Its: _____

ATTEST:

EXHIBIT A

Financing Plan

Triview Metropolitan District \$12,600,000 Limited Tax General Obligation Bonds, Series 2025 Debt Service Coverage					
Collection Year	Assessed Valuation	Estimated Debt Service	Estimated Mill Levy	Revenue From 7 Mills	Coverage at 7 Mills
2025	\$180,834,530 *	\$0 *	0.000 *	\$1,265,842	0.00x*
2026	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2027	\$180,834,530	\$831,163	4.596	\$1,265,842	1.52x
2028	\$180,834,530	\$831,163	4.596	\$1,265,842	1.52x
2029	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2030	\$180,834,530	\$829,663	4.588	\$1,265,842	1.53x
2031	\$180,834,530	\$828,163	4.580	\$1,265,842	1.53x
2032	\$180,834,530	\$826,163	4.569	\$1,265,842	1.53x
2033	\$180,834,530	\$828,663	4.582	\$1,265,842	1.53x
2034	\$180,834,530	\$830,413	4.592	\$1,265,842	1.52x
2035	\$180,834,530	\$826,413	4.570	\$1,265,842	1.53x
2036	\$180,834,530	\$826,913	4.573	\$1,265,842	1.53x
2037	\$180,834,530	\$826,663	4.571	\$1,265,842	1.53x
2038	\$180,834,530	\$830,663	4.593	\$1,265,842	1.52x
2039	\$180,834,530	\$828,663	4.582	\$1,265,842	1.53x
2040	\$180,834,530	\$830,913	4.595	\$1,265,842	1.52x
2041	\$180,834,530	\$827,163	4.574	\$1,265,842	1.53x
2042	\$180,834,530	\$827,175	4.574	\$1,265,842	1.53x
2043	\$180,834,530	\$826,163	4.569	\$1,265,842	1.53x
2044	\$180,834,530	\$829,125	4.585	\$1,265,842	1.53x
2045	\$180,834,530	\$830,806	4.594	\$1,265,842	1.52x
2046	\$180,834,530	\$826,206	4.569	\$1,265,842	1.53x
2047	\$180,834,530	\$830,581	4.593	\$1,265,842	1.52x
2048	\$180,834,530	\$828,419	4.581	\$1,265,842	1.53x
2049	\$180,834,530	\$829,975	4.590	\$1,265,842	1.53x
2050	\$180,834,530	\$829,994	4.590	\$1,265,842	1.53x
2051	\$180,834,530	\$828,475	4.581	\$1,265,842	1.53x
2052	\$180,834,530	\$830,419	4.592	\$1,265,842	1.52x
2053	\$180,834,530	\$830,569	4.593	\$1,265,842	1.52x
2054	\$180,834,530	\$828,925	4.584	\$1,265,842	1.53x
2055	\$180,834,530	\$830,488	4.593	\$1,265,842	1.52x
Total / Avg		\$24,040,931	4.584	1,265,842	1.527

* Capitalized Interest is used in year 2025.



TRIVIEW METROPOLITAN DISTRICT
16055 Old Forest Point
Suite 302
P.O. Box 849
Monument, CO 80132
(719) 488-6868 Fax: (719) 488-6565

DISBURSEMENTS OVER \$5,000
June 19, 2025

Paid Invoices Over \$5,000 For 2025

- 1. Donala Water & Sanitation District \$135,330.74**
Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –
TF/Donala/IGA
- 2. Ferguson Waterworks \$16,209.93**
Capital Project –Enterprise – Water Improvements -Teachout Creek Escrow
- 3. Southeastern Colorado Water Activity Enterprise \$9,990.00**
Enterprise Fund – Water System – Leased Pueblo Reservoir Lease & Outlet
- 4. Matrix \$6,733.75**
Capital Project –Enterprise – Water Improvements – AVIC Augmentation
Station/Diversion Structure/Recharge Pond
- 5. Colorado Springs Utilities \$250,023.60**
Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and
Deliver (CTD)
- 6. White Bear Ankele Tanaka & Waldron \$44,495.12**
General Fund – Professional Services – Legal Fees
- 7. Gordon Construction Company \$234,144.78**
Capital Project –Enterprise – Water Improvements -Teachout Creek Escrow

- 8. JR Engineering, LLC** **\$17,832.00**
Capital Project –General – Vehicles & Equipment – Land & Design for Office Building
- 9. Monson, Cummins & Shohet, LLC** **\$13,266.25**
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet
- 10. RESPEC Company LLC** **\$18,283.75**
General/Enterprise Fund – Professional Services – Professional Services Engineering
- 11. RESPEC Company LLC** **\$7,647.50**
Capital Project –Enterprise – Water Improvements – Tank Design

Total Over \$5,000.00 = \$753,957.42

**Financials will be sent
out as soon as they are received.**