

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