

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

JUNE 19, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, June 19, 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 5:34 PM.

ATTENDANCE

In attendance were Directors:

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

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, General Counsel
Natalie Barszcz, Our Community News
Gary Potter, Triview Metro. District
Matt Rayno, Triview Metro. District
Nate Eckloff, Bond Underwriter, Piper Sandler
Tom Peltz, Bond Attorney, Kutak Rock
Steve King, member of the public

DISCLOSURE OF CONFLICTS

None.

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

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ELECTION OF OFFICERS

After some discussion regarding roles and duties to include check signing, Mr. Gibbons agreed to be an alternate signor as his schedule makes him more available when Mr. Gross or Mrs. Carlton are not available. Mr. Gibbons made a motion to elect Jason Gross for Board President, Mrs. Jojola for Board Vice President, and Mrs. Carlton for Board Secretary/Treasurer and check signing responsibilities. Mr. Demkowicz seconded the motion. A vote was taken, and the motion was approved unanimously by the Board.

PUBLIC HEARING ON THE AMENDED 2025 BUDGET

Mr. Gross opened the hearing to the public at 5:44. There being no members of the public interested in making comments, the Board discussed the necessity of amending the budget due to the issuance of bonds for the construction of Higby Road improvements. The hearing was closed to the public at 5:56.

PUBLIC COMMENT

There were no comments from members of the public or the Board.

Consent Agenda

- a) Previous Minutes
May 22, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for May 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.
- Construction continues on the AVIC project. Rubicon will be on site the week of 6/23 to install new flow gates.
- Flows from Excelsior Ditch are still in priority and TMD intends to use this for exchange into Pueblo Reservoir.
- Planning and strategizing continue for the Bale Ditch construction project. The goal is to begin construction fall of 2025.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield was late to join the meeting due to a training engagement. He asked that he change things up from previous meetings. Mr. Sheffield didn't

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want to be redundant to Mr. McGrady's presentation. Therefore he entertained any questions from the Board. Mr. Gross asked Mr. Sheffield for clarification on the Sanctuary Park reservation system. There was a brief discussion. There were no other comments or questions for Mr. Sheffield from the Board.

Sara Lamb Administration Report

- Mrs. Lamb reported that the District's annual Financial Audit would begin the week of 6/16.
- The meter change out program continues with under 60 meters left to replace.
- Mrs. Brown will be processing two new hires for the HR department.

Matt Rayno Superintendent of Parks and Open Space:

- Asphalt repairs at Leather Chaps and Bowstring are now complete. There was a small repair conducted just north of the King Soopers entrance.
- Dead tree replacement program will start 6/16.
- Shade structure in Train Park will be completed week of 6/23.
- Trail work and repairs on the North trail in Sanctuary Rim off Catnap are in progress.
- The Soap Box Derby was a success due to Triview staff assistance.

Gary Potter/Rob Lewis, Superintendents of Utilities:

- Work on the study for unaccounted water is ongoing. Some new data will become available due to a new plan to subdivide the District into pressure zones and each zone has a meter.
- New ultrasonic measuring device has been installed in a manhole near the waste plant flume. The hope is the new device will help to understand flows better and close the gap between influent and effluent at the waste plant.

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. After a brief discussion for clarification, a motion was made by Mrs. Carlton to approve Resolution 2025-07. Mrs. Jojola seconded the motion. A vote was taken, and the motion passed unanimously.
- b) Review and Consider approval of Resolution 2025-08 A Resolution of the Board of Directors of the Triview Metropolitan District Adopting an Economic Development Incentive Policy. After some discussion Mrs. Carlton made a motion to Approve Resolution 2025-08 as verbally amended in the

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made a motion to Approve Resolution 2025-08 as verbally amended in the meeting. Mr. Demkowicz seconded the motion. A vote was taken, and the motion passed unanimously.

- 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. After a brief discussion Mr. Demkowicz made a motion to approve Resolution 2025-09. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.
- d) Review and Consider Approval of Resolution 2025-10, A Resolution of the Triview Board of Directors amending the 2025 Budget. After a quick recap and discussion, Mr. Gibbons made a motion to pass Resolution 2025-10. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.
- e) Review and Consider Approval of Resolution 2025-11, A Resolution of the Triview Board of Directors establishing funding the reconstruction of Higby Road. After a brief discussion, Mrs. Jojola made a motion to pass Resolution 2025-11. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

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

May 2025 Financials (enclosure)

Mr. Demkowicz made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Gross. A vote was taken and the motion passed unanimously.

LEGAL COMMENTS:

Mr. Cummins informed the Board that the Decree for the Excelsior Ditch is now on the judge's desk. Approval is anticipated soon.

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Mr. McGrady reported that the latest edition of the district's newsletter would be going out to residents very soon. The email "open rate" of the newsletter is exceptional.

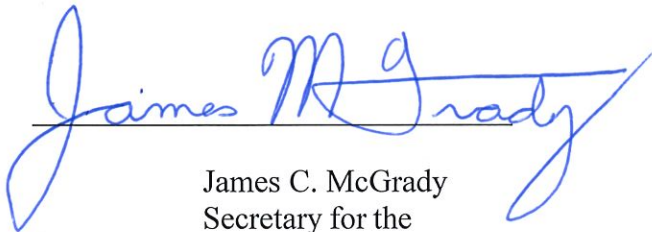
EXECUTIVE SESSION:

At 8:40 PM a motion was made by Mrs. Carlton 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 related 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 including Creekside Developers and associated entities pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes". The motion was seconded by Mr. Demkowicz. A vote was taken and the motion passed unanimously. The Board left the executive session at 9:16 PM and returned to normal session.

ADJOURNMENT:

There being no further business, Mr. Gibbons made a motion to adjourn the meeting at 9:17 PM. Mr. Demkowicz seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted



James C. McGrady
Secretary for the
Meeting