

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

**Thursday, September 18, 2025**

Triview Metropolitan District Office  
16055 Old Forest Point Suite 302  
Monument, CO 80132  
5:30 p.m. – 8:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81772239730?pwd=HKA1FoGeumaptyXMe47D9xw1cGsU6b.1>

Meeting ID: 817 7223 9730  
Passcode: 907016

**AGENDA**

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Public Comment
6. Approval of Consent Agenda
  - August 21, 2025, Meeting minutes.
  - Billing Summary Rate Code Report (enclosure)
  - Taps for Sold August 2025. (enclosure)
  - Tax Transfer from Monument (enclosure)
7. Operations Reports
  - a. Assistant Manager Monthly Report Steve Sheffield (enclosure)
  - b. District Administrator Updates Sara Lamb (enclosure)
  - c. Public Works and Parks and Open Space Updates Matt Rayno (enclosure)
  - d. Utility Department Operations Updates Gary Potter (enclosure)

e. District Manager James McGrady Monthly Report (enclosure)

8. Action Items:

a. None

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

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

10. Legal Comments (George Rowley and Chris Cummins)

11. Board Member Updates

- Jason Gross Memo suggested 2026 projects.

12. Update Board on Public Relation activities.

- Newsletter distribution and Topics
- Website Updates

13. 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 of Monument, other governmental entities. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to water matters and including agreements with the Town and other governmental entities, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

14. Adjournment

## RECORD OF PROCEEDINGS

---

### MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

August 21, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 21, 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	Jason Gross, Joined the meeting during executive session.
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  
Adam Gomes, Kimley-Horn  
Ryan Garcia, Kimley-Horn

#### 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 with the modification of discussing item 9a in executive session prior to taking action. The motion was seconded by Mr. Demkowicz. A vote was taken, and the motion passed unanimously.

#### PUBLIC COMMENT

There were no comments from the public.



## RECORD OF PROCEEDINGS

### PRESENTATION BY ADAM GOMEZ, KIMLEY-HORN LYONS TAIL INTERSECTION

The Board heard a presentation from Mr. Gomez regarding proposed changes to the Lyons Tail and Jackson Creek Parkway intersection. The engineering recommended making the intersection a roundabout versus the existing 3-way stop. Mr. Gomez presented the safety benefits as well as travel “stop time” benefits of the proposed changes. There were some questions from the Board as well as some Board discussion about the positives and negatives of changing the intersection.

### CONSENT AGENDA

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

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

### OPERATIONS REPORTS:

Jim McGrady District Manager:

- Mr. McGrady reported that work is ongoing at the AVIC project in Buena Vista. The Sluice gate is anticipated for delivery any day. Work on the cross vane is in progress.
- The roundabout study and design for Lyons Tail/JCP is progressing.
- Work on the new Triview Admin/utilities building is moving forward. The footers and stem walls have been poured. Temporary access road issues have been resolved. The crossing for the Santa Fe trail is in the County’s process.
- Discussions and design are continuing on the NMCI.
- The Stonewall Springs Central Reservoir discussions and permitting are still progressing.
- Bale Ditch design and easement acquisition are ongoing.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield presented to the Board that Mr. McGrady’s report contained most of what Mr. Sheffield intended to report on.
- Kevin Fackerel and Mr. Sheffield continue to work on the Triview Standards and Specifications manual.
- Higby Road improvement project is underway with utility locating.
- Work on the new water storage tank is moving along. Dirt hauling should be done by Monday August 25<sup>th</sup> at the latest.



## RECORD OF PROCEEDINGS

### Sara Lamb Administration Report

- Mrs. Lamb reported that 20 water taps were paid for July 2025.
- Mrs. Lamb is working with GoTo in preparation for the office move at the end of the year. GoTo is a phone services provider.
- Office staff continue to encourage customers to use Eye on Water feature available to all cellular water meter users.

### Matt Rayno Superintendent of Parks and Open Space:

- Matt and crew have been working on the large detention pond in Sanctuary Pointe after the latest rainstorm erased all the previous work.
- Final round of street sweeping work will begin immediately.
- Kitchener and Leather Chaps intersection landscape beds are almost completely finished.
- Snow and Ice conference is upcoming. Crew will be attending.

### Gary Potter/Rob Lewis, Superintendents of Utilities:

- The annual hydrant flushing program is completed for both TMD and FLMD.
- Water crew installed a new irrigation tap for Water Treatment Plant B. This is for the new landscape plan for the plant.
- Water sampling for PFAS is completed and the levels are below detectable limits.
- The team continues to work to shrink the gap between “produced” water and “unbilled” water.

### ACTION ITEMS:

- a) Review and Consider approval of Resolution 2025-14, a Resolution of the Board of Directors of the Triview Metropolitan District Authorizing the District Manager to Initiate Eminent Domain Proceedings for the Acquisition of Right of Way and Real Property Interests necessary for the widening of a Public Road known as Blevins Buckle Trail. Said widening will include the installation of Public Utilities, and Public Infrastructure, along with Curb and Gutter, Sidewalk, Landscaping and all other improvements necessary for the installation of a Public Road accessing a 30 Acre Parcel of Land known as the Legacy at Jackson Landing, should Good Faith Negotiations for the Same Fail. Action on this item was deferred until after discussion in executive session.
- b) Review and Consider Approval of Structure Lease Agreement with New Cingular Wireless PCS, LLC. There were some questions from the Board on how the new antennas would be attached to the water tank. There was also a concern that the equipment be painted green to blend into the surrounding landscape. Mrs. Carlton made a motion to approve the agreement. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

## **RECORD OF PROCEEDINGS**

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

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

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

June 2025 Financials (enclosure)

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

### **LEGAL COMMENTS:**

There were no comments from Mr. Cummins or Mr. Rowley.

### **UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:**

Mr. McGrady reported that the Higby Road improvement project has its own website for information and updates. Mr. McGrady committed to using the District website to help inform users of the different projects undertaken by the District.

### **EXECUTIVE SESSION:**

At 7:48 PM a motion was made by Mr. Demkowicz to enter executive session 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, including initiation of eminent domain proceedings. 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 entities. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to agreements with the Town, and acquisition of right of way for street improvements pursuant to Section 24-6-402(4)e, Colorado Revised Statutes, including initiation of eminent domain proceedings. The Motion was seconded by Mr. Gibbons. A vote was taken and the Board voted unanimously to enter executive session. After a discussion and some questions, the Board exited executive session and returned to regular session at 8:54 PM.

## RECORD OF PROCEEDINGS

### REGULAR SESSION:

- a) After returning to regular session, the Board engaged in a discussion of action item 9a including reasons for and against approving resolution 2025-14. After some more questions regarding property condemnation, Mrs. Carlton made a motion to approve the resolution. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

### ADJOURNMENT:

There being no further business, Mrs. Carlton made a motion to adjourn the meeting at 8:57 PM. Mr. Gibbons seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

---

James C. McGrady  
Secretary for the Meeting



Triview Metropolitan District - August MONTH END  
Summary Financial Information - Board Packet  
Base Fee Dates: 8-1 to 9-1-2025  
Usage Dates: 6-30 to 7-31-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$147,915.80	2405
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$55,524.77	2367
Rate Code 01 Triview Metro - Res Water Base Rate	\$106,020.00	2408
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$155,218.11	2370
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$135,235.34	1564
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$23,299.01	227
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$7,920.17	41
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"	\$11,820.50	47
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$8,460.00	47
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$5,400.00	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$7,544.70	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	\$41,350.42	98
Usage Fee Triview Metro - Com Water Use Rate	\$75,231.00	98
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,340.00	26
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,420.00	23
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,480.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$121,245.39	62
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$15,108.00	2535
Title Prep Fee Triview Metro - Title Request Fee	\$1,300.00	26
Triview Metro - 5% Late Fee	\$3,619.72	242
Special Impact Triview Metro - Special Impact Fee	\$2,370.00	239
Triview Metro - Disconnect Fee	(\$150.00)	1
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$50.00	2
<b>Total Accounts</b>	<b>\$949,235.94</b>	<b>14950</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2356
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	26
Rate Code 04 - Commercial Account 1 1/2"	52
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"	22
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2530</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 123,553.82
Amount Past Due 31-60 Days	\$ 11,009.76
Amount Past Due 61-90 Days	\$ 117.93
Amount Past Due 91-120 Days	\$ (1,108.75)
Amount Past Due 120+ Days	\$ (3,749.43)
<b>Total AR</b>	<b>\$129,823.33</b>

Receipts	Amount	Items
Payment - ACH	\$591,842.76	1731
Payment - Vectra Bank	\$230,241.22	598
Payment - On Site	\$106,204.03	138
Refund CREDIT	(\$700.43)	5
REVERSE Payment	(\$531.60)	2
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$1,600.00)	2
<b>Total Receipts</b>	<b>\$925,455.98</b>	<b>2476</b>
<b>Checks versus Online Payments</b>	<b>29.83%</b>	<b>70.17%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 6-30 to 7-31-2025 =	43,836,217	2525
Gallons sold 7-31 to 8-29-2025 =	37,772,498	2532

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	1	66,195	0.15%
40,001 - 50,000	6	264,112	0.60%
30,001 - 40,000	34	1,144,673	2.61%
20,001 - 30,000	181	4,284,488	9.77%
10,001 - 20,000	1023	14,493,246	33.06%
8,001 - 10,000	307	2,774,094	6.33%
6,001 - 8,000	265	1,854,089	4.23%
4,001 - 6,000	193	967,184	2.21%
2,001 - 4,000	194	586,065	1.34%
1 - 2,000	137	145,161	0.33%
Zero Usage	12	0	0.00%
<b>Total Meters</b>	<b>2353</b>	<b>26,579,307</b>	<b>60.63%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	52	6,737,065	15.37%
40,001 - 50,000	8	360,131	0.82%
30,001 - 40,000	7	243,088	0.55%
20,001 - 30,000	9	222,966	0.51%
10,001 - 20,000	11	149,378	0.34%
8,001 - 10,000	1	8,235	0.02%
6,001 - 8,000	3	19,884	0.05%
4,001 - 6,000	2	10,338	0.02%
2,001 - 4,000	7	21,410	0.05%
1 - 2,000	7	6,527	0.01%
Zero Usage	0	0	0.00%
<b>Total Meters</b>	<b>107</b>	<b>7,779,022</b>	<b>17.75%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	32	9,060,345	20.67%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	5	169,103	0.39%
20,001 - 30,000	6	154,942	0.35%
10,001 - 20,000	4	60,238	0.14%
8,001 - 10,000	1	8,338	0.02%
6,001 - 8,000	1	7,603	0.02%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	5	15,487	0.04%
1 - 2,000	2	1,832	0.00%
Zero Usage	9	0	0.00%

September 2025  
Tap Report

## Triview Metropolitan District

NEW TAPS REPORT	Aug 2025 TAPS PAID		
1	16785 Starfall Dr	LOT 81 JACKSON CREEK NORTH FIL NO 3 L/MR	\$ 49,440.00
2	16771 Starfall Dr	LOT 80 JACKSON CREEK NORTH FIL NO 3 L/MR	\$ 49,440.00
3	16757 Starfall Dr	LOT 79 JACKSON CREEK NORTH FIL NO 3 L/MR	\$ 49,440.00
4	16935 Greenfield Dr	LOT 55 JACKSON CREEK NORTH FIL NO 4 L/MR	\$ 49,440.00
5	16945 Greenfield Dr	LOT 54 JACKSON CREEK NORTH FIL NO 4 L/MR	\$ 49,440.00
6	16719 Timbercrest Dr	LOT 91 JACKSON CREEK NORTH FIL NO 6 L/MR	\$ 49,440.00
7	16965 Greenfield Dr	LOT 52 JACKSON CREEK N FIL NO 4 L/MR	\$ 49,440.00
8	16955 Greenfield Dr	LOT 53 JACKSON CREEK N FIL NO 4 L/MR	\$ 49,440.00
9	569 Old Grotto Drive	LOT 93 JACKSON CREEK N FIL NO 3 L/MR	\$ 49,440.00
10	16481 Cinematic View	LOT 5 MONUMENT MARKETPLACE N FIL # 1	\$ 221,699.10
11	16719 Timbercrest Dr	LOT 91 JACKSON CREEK NORTH FIL NO 6 L/MR	\$ 49,440.00
		August 2025 TOTAL	\$ 716,099.10





September 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 \$304,218.49 to the Triview Vectra account on or before September 30, 2025. The ACH details are as follows.

Sales Tax for July 2025	\$	276,002.49
Regional Building Use Tax for August 2025	\$	1,672.16
Motor Vehicle Tax for August 2025	\$	26,543.84

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

Sincerely,

Madeline VanDenHoek  
Town Manager



## Assistant Manager Report August/September 2025

- The AVIC cross vane structure has been completed on the north side of the creek. Flows need to be transferred to the south side. However, the slide gate arrived and there are some issues with installation that is delaying the switching of flows. On Tuesday the slide gate should be installed. The security gates have been installed. Fencing needs to be installed. We are very near to completing the project.
- The Bale ditch in Salida is progressing. Plans are now 90% complete. We anticipate a bid from the contractor to begin the project in October at any time.
- The new Triview building floor pad has now been poured. This will allow the project to move into the vertical/framing portion of construction.
- Gary and I completed the 4<sup>th</sup> of 5 water quality samples at the Stonewall Springs Reservoir Complex. The water quality testing is necessary to complete before the Division of Mining, Reclamation and Safety will issue a permit to begin the slurry wall construction for the Central reservoir.
- I continue to work with the TMD team to update and streamline the Standards and Specifications manual for use in the District.
- Nick Pallisco and TMD team continue to replace meters. Fairfield Inn was replaced with 3 of the oldest irrigation meters. We are anxiously watching the trending from new meter installs. We anticipate this will be useful data for the “water produced/water sold” issue.
- The Higby Rd. project continues to progress. There was some redesigning necessary and some additional surveying required. Work begins late September/early October.
- Wendy Brown and I continue to work on switching the scheduling software for reserving Sanctuary Park.
- I have included photos of the new water storage tank progress, and the site for the new TMD administration/utilities building.
- **I am happy to take any Board members on a tour of any of our facilities!**

















## AUGUST/SEPTEMBER 2025 ADMIN REPORT

### **1. Tap Status:**

11 Taps paid for the month of August 2025 (10 Residential, 1 Commercial)

### **2. Admin Events:**

- a. Triview's new phone project with GoTo Connect was successful on August 26, 2025, with no disruption of service when phones were transferred. Admin staff will have access to GoTo's 24-hour support team if needed in the future.
- b. August 27, 2025, Admin staff along with Mr. McGrady, met with Highstreet Insurance Partners to review healthcare and dental plans. Ms. Brown manages the benefits enrollment process for Triview Employees. Open enrollment will be held October 24<sup>th</sup> through November 24, 2025, where employees can enroll or change their existing benefits for the upcoming year.
- c. Ms. Lamb assisted Mr. McGrady with document processing for the new communication lease with AT&T and set up the invoicing and AT&T's vendor required documents for future rent payments.

### **3. Billing:**

Continue to audit billing files to improve unbilled water percentages. Monthly meetings with admin and water department staff to share information and review data.

### **4. Financials:**

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

### **5. Customer Service:**

Admin staff continues to educate customers about the program, Eye on Water, and the benefits of its leak detection capabilities and answer customers questions regarding billing, open space, maintenance, services provided, etc.





## Triview Metro Public Works September 2025 Report

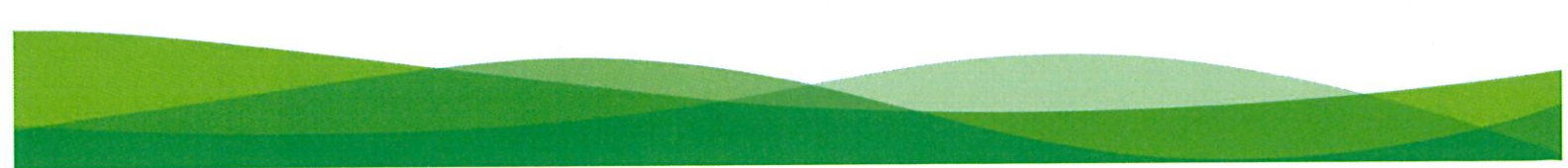
### List of September Projects:

- Sanctuary Rim Park parking lot re striped on 9-9-25
- Fall aeration and over seed
- Weekly/Daily: Daily trash pick-up around the District and weekly cleaning of trash cans and doggie pot stations
- Native mowing and dentition ponds completed.
- Round 3 fertilizer and broadleaf completed
- Continued Irrigation repairs. Removing establishment drip on trees in irrigated turf. Adjusting irrigation systems for fall watering.
- Order signage for trails. "Authorized Vehicles Only Non-Motorized bicycles or foot traffic activities allowed" Signs will be installed at major trail heads.
- weed control around district
- Snow prep and equipment set up.
- Replacement of non-check valve irrigation heads.
- Irrigation winterization schedule TBD
- Fleet maintenance
- B-Plant Landscape enhancement to start after screen wall is installed.
- Planning fall winter projects.
- Sending public works employees to the western snow and ice conference in Loveland September 24<sup>th</sup> & 25<sup>th</sup>.
- Kitchner & Leather Chaps Landscape improvements to be completed 9-19-25
- District Street light audit completed 9-16-25. Sending MVEA a map and list of lights to repair.



*Focus for October:*

- Probe Fall fertilizer new and existing trees
- Winter water new plant material
- Turn all playground mulch and top dress where needed.
- Winterize the irrigation systems TBD end of month.
- Irrigation projects and improvements adding 2 zones to the top of the big hill Sage Forest in Sanctuary.
- Ice-melt buckets placed at large mailbox kiosk
- Detention Pond cutback and all native final mow.
- Ice slicer delivery.
- Fencing repairs where needed.
- 2025 budget for Public Works completed.
- Snow service training.
- 2 public works employees to take their class B CDL testing
- 





## Triview Metropolitan District Utility Report Sept 18<sup>th</sup>, 2025

- **Operations Updates:**

- Water Operations staffs primary focus is currently gate valve maintenance.
- We have been inundated with an abnormally large number of utility lines locates. Due to all the fiber optic boring occurring in the district.
- 3<sup>rd</sup> quarter water quality sampling at the Central Reservoir site was completed.
- Well A7 is currently under producing. We have our well contractor scheduled to come evaluate the situation.
- We continue to have issues with the reading accuracy of the flow measuring equipment at the wastewater plant
  - We are meeting with our engineer and a flow management consultant to find a path forward.
- NDS produced 58% of the water for the District in August.

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

- Triview produced 40,456,778 gallons in the August billing cycle. In the same cycle we sold our customers 38,578,169 gallons, leaving 1,878,609 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 continue to test meters and install new meters to verify accuracy.
- We are analyzing billing data to find and correct anomalies.
- We are continuing to look for leaks and in the distribution system.
- A sizable leak was discovered on a commercial service line prior to the meter.
  - This leak contributed to our Non-Revenue Water.
  - The leak has been repaired





## Water Production

### Metered Non-Billable Water

<b>Water Distributed*</b>	<b>40,456,778</b>	<b>Gallons</b>
---------------------------	-------------------	----------------

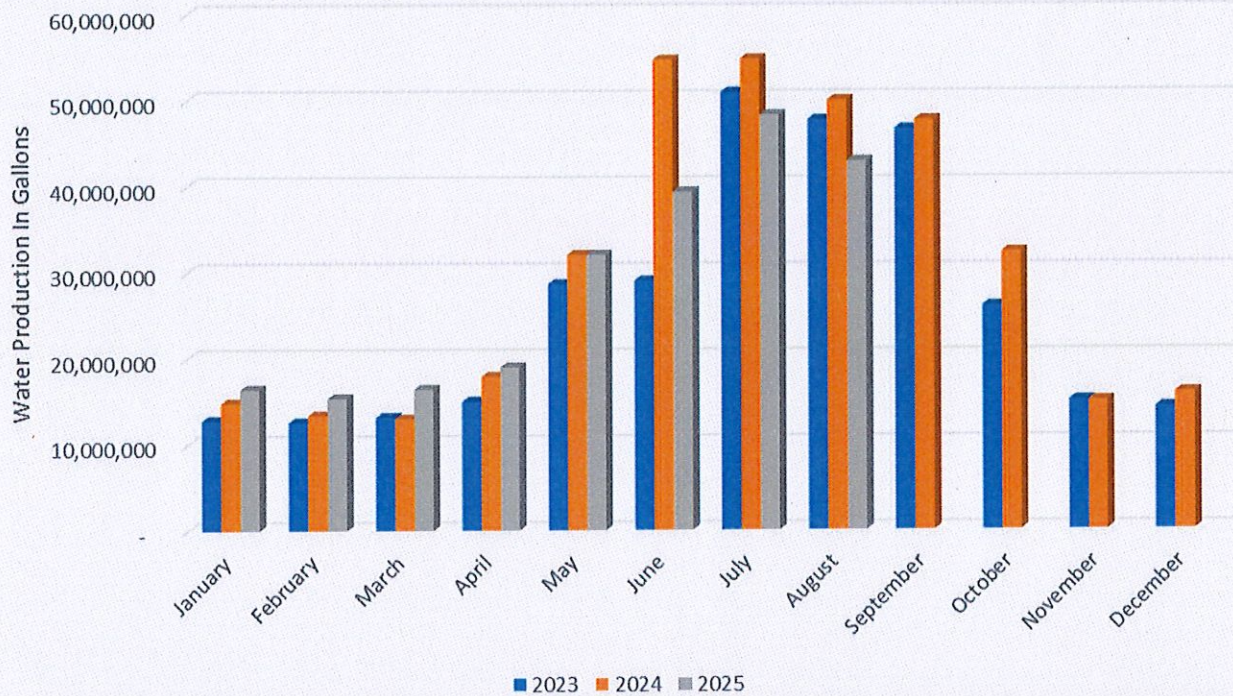
### Water Billed

<b>Non-Renevue Water</b>	<b>1,878,609</b>	<b>Gallons</b>
<b>%Billed</b>	<b>95.36%</b>	

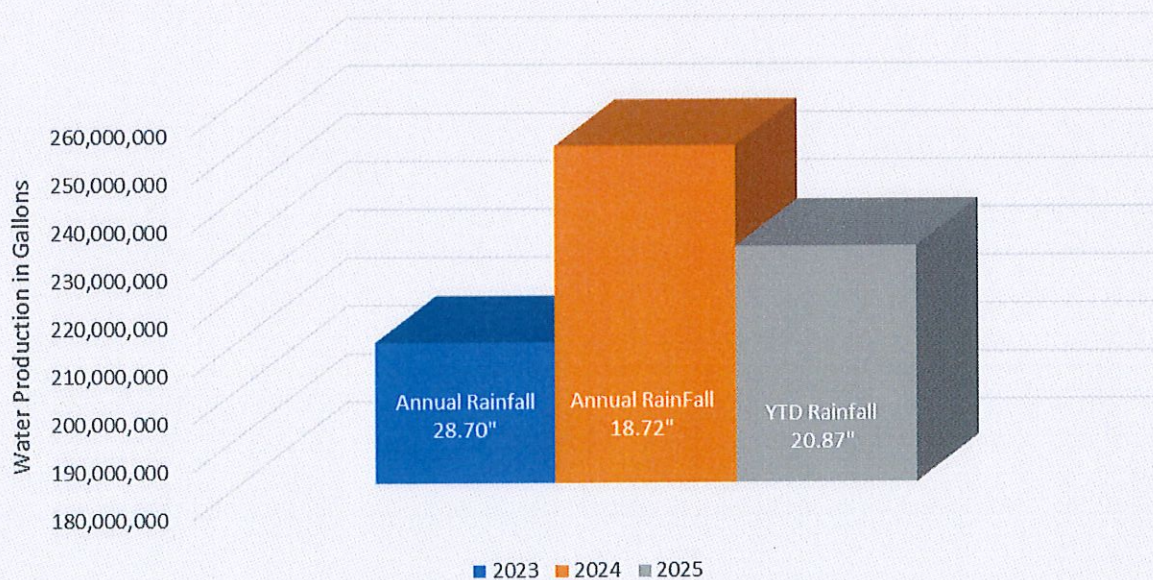
\*Includes Production Minus Total Non-Billable Water



Triview Metropoltn District Monthly Water Production Compasrion of  
2023-2025

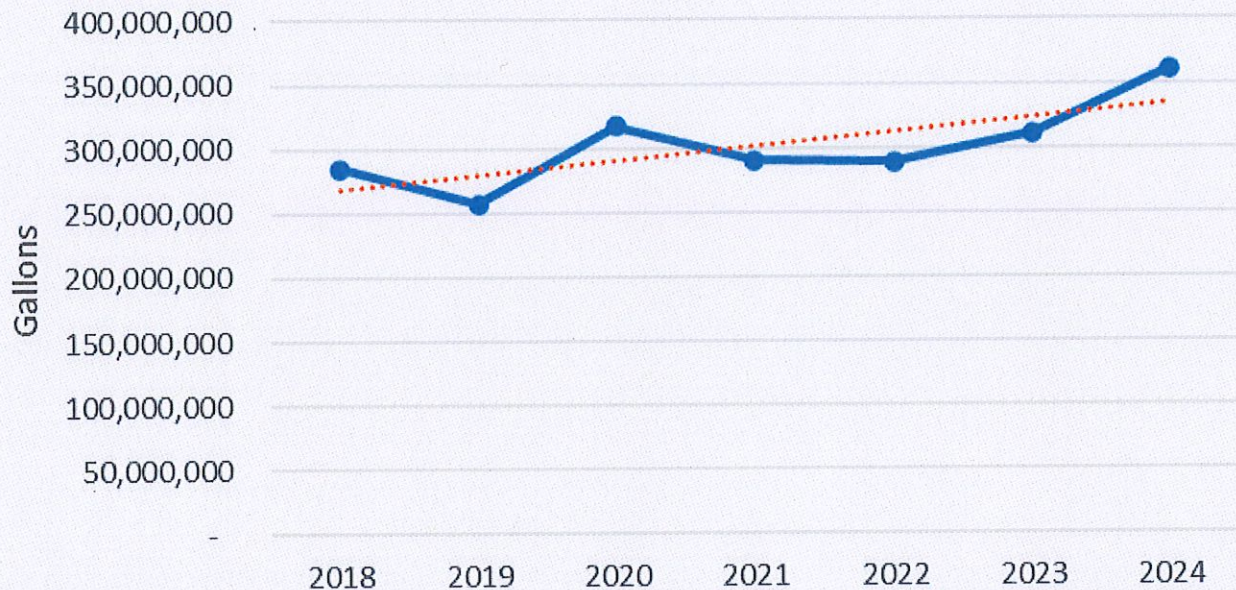


Triview Metropolitan District Year to Date Water Production  
Comparison as of August 31st 2023-2025

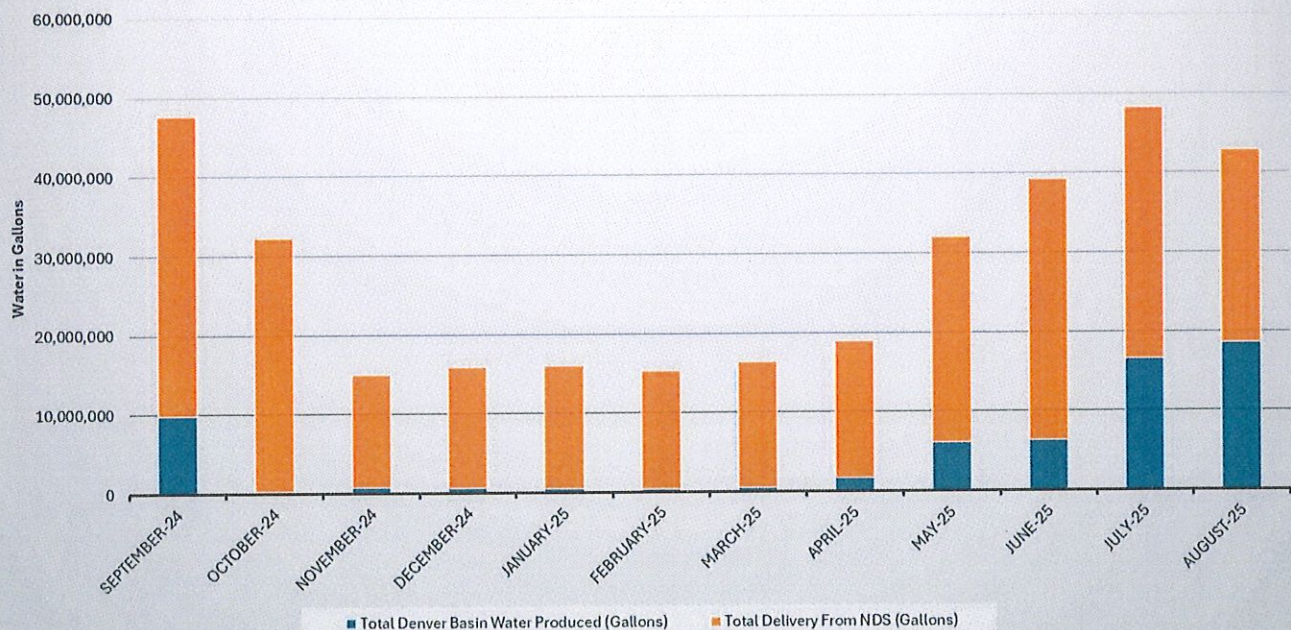




## Triview Metropolitan District Annual Water Consumption

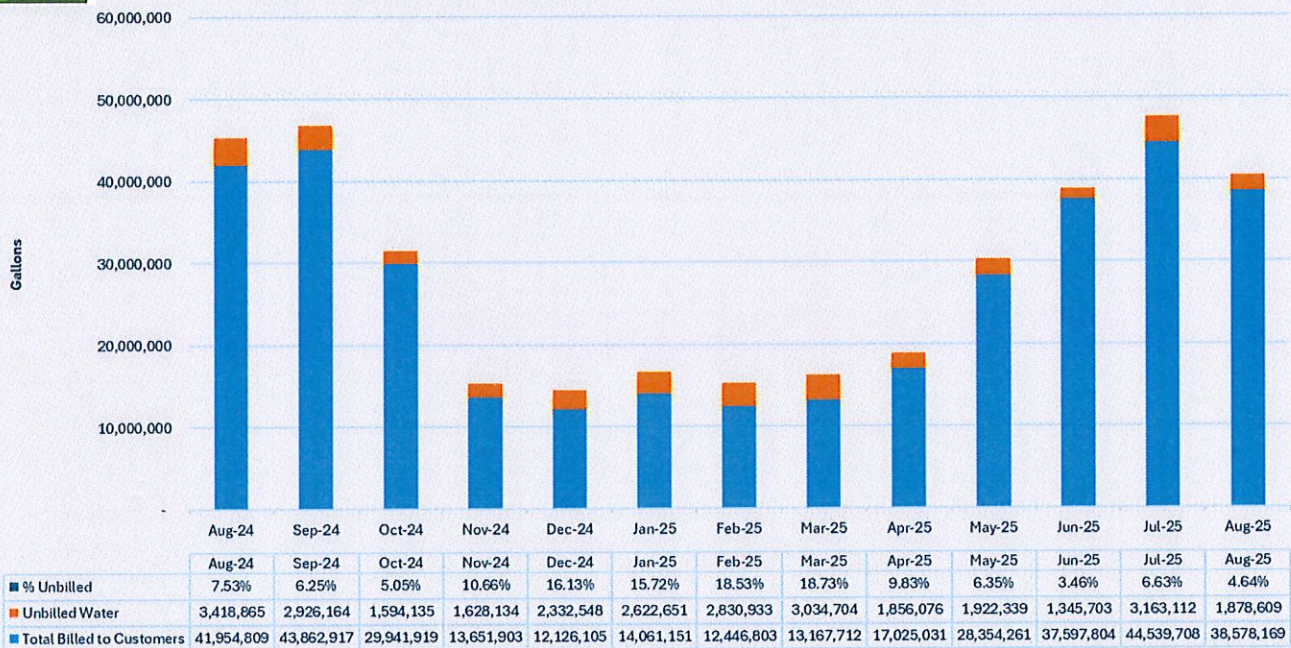


## Triview Metropolitan District Water Production from Dever Basin Wells Compared to Renewable Water Deliveries from the Northern Delivery System (NDS) from September 2024 to August 2025





### Triview Metropolitan District Monthly Water Production Water Billed vs. Water Unbilled



Triview 2025 Monthly Water Storage and Consumption (all number as of the end of each month)

[illegible]

### Triview Water Storage and Consumption Comparision

	Water Diverted (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Aug-25						0	481	488	969	57	74	131
Aug-24										153	0	153
Aug-23										146	0	146





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**  
**September 18, 2025**

**Paid Invoices Over \$5,000 For 2025**

- 1. Donala Water & Sanitation District** **\$105,269.03**  
Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –  
TF/Donala/IGA
- 2. Kiewit Infrastructure CO** **\$364,169.20**  
Capital Project –Enterprise – Water Improvements – Tank Design
- 3. Colorado Springs Utilities** **\$236,971.00**  
Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and  
Deliver (CTD)
- 4. White Bear Ankele Tanaka & Waldron** **\$7,766.69**  
General Fund – Professional Services – Legal Fees
- 5. Monson, Cummins & Shoet, LLC** **\$20,893.50**  
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoet
- 6. RESPEC Company LLC** **\$12,050.00**  
General/Enterprise Fund – Professional Services – Professional Services Engineering
- 7. Key & Lauer Architects** **\$6,300.00**  
Capital Project – General – Vehicles & Equipment/Utilities – Land &Design for Office  
Building
- 8. Badger Meter** **\$5,272.88**  
Enterprise Fund – Water System – Equipment Meter Supplies

**9. LRE Water** **\$36,473.75**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation  
Station/Diversion Structure/Recharge Pond

**10. AA Accurate & Affordable Striping, Inc.** **\$59,970.00**  
General Fund – Traffic Control – Repairs & Maintenance – Striping

**11. Waterworth** **\$15,000.00**  
General/Enterprise Funds – Professional Services – Rate/Service Study

**12. Treatment Technology** **\$5,880.20**  
Enterprise Fund – Water Systems – Bulk Chemical Supplies

**Total Over \$5,000.00 = \$875,016.25**



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

## **Item 1 Fire Mitigation Plan for Triview**

**Issue:** Board members have noticed Sanctuary Point has acres of forested area and scrub oak brush posing a significant fire danger. Triview also maintains the Forest Lakes area, which may also have significant potential for fire, particularly due to its proximity to national forest property and USAFA forested property. Triview does not currently have a fire mitigation maintenance plan. Fire mitigation efforts could be costly, and without a mitigation plan Triview is unable to appropriately budget for fire mitigation efforts. Lack of a fire mitigation plan may also result in liability to Triview if there is a forest fire.

**Request from the Board:** Professional staff assess areas of likely fire danger for the district and develop a multi-year fire mitigation plan, including cost estimates. Highly recommend fire mitigation experts be consulted.

**Report back to the Board NLT:** July 2026 board meeting

### **Some ideas:**

- Inform residents and HOAs Triview is developing a fire mitigation plan.
- Once the plan is significantly developed invite HOA representatives and residents to comment. There will likely be concerns from some residents about fire mitigation efforts destroying the forest animal homes and the natural environment. Good communication will hopefully help residents understand and appreciate the need.
- The board supports appropriate training for Triview staff to identify and manage fire mitigation needs.



## **Item 2 Homeplace Ranch Retaining Pond**

**Issue:** In the Homeplace Ranch area under development there is a large retaining pond with high terraced sides. Significant potential for the area to be a dangerous eyesore if we don't proactively address how to make the area safe, attractive and assess it for potential to make the area useful.

**Request from the Board:** Professional staff review the developer plans for the area and consider ways to make the area attractive, safe and provide options for making it useful. Report back to the Board on options and costs. Obtain outside professional advice as necessary.

**Report on options to the board NLT:** March 2026 board meeting

### **Some ideas:**

- Consider what can be done while we still have the developer available to assist.
- Is there a way to landscape such that there is a lower pond/wet area, but also a grass covered recreation area except during excessive rainy/runoff periods?
- Would it be possible to make a small stage / pavilion area such that it could be used for events?
- Should thorn bushes be planted on the terraced areas to make them uninviting for children?
- What fencing should be put up to prevent people from falling?
- What is the cost estimate for various alternatives?

### **Item 3 Document Trails maintained by Triview**

**Issue:** With the addition of Sanctuary Point and the Forest Lakes open space Triview is responsible for maintaining numerous trails including paved, gravel, and dirt single track trails with significant elevation changes. Some trails are also close to natural features such as rock formations having significant drop-offs of more than 10 feet.

In addition, Triview open space areas contain trails in use that were not created by developers but came from local foot/bicycle traffic. This may lead to potential unplanned erosion and natural space damage. Without documentation of official trails and a maintenance plan the workload on Triview staff isn't bound by official policy and can lead to expanding demands and dissatisfaction by residents.

To the board's understanding, Triview has not documented its complete trail network, or developed a maintenance plan to systemically address trail maintenance.

Documenting trails and placing a trail map on the Triview website would be a relatively low-cost benefit for Triview Residents.

**Request from the Board:** Professional staff develop a Triview trail map and maintenance plan. The map should include trail lengths, elevation changes and trail type/description i.e gravel, paved, dirt, single track etc. It should also include a relatively flat 1.5 mile, 2 mile, 3 mile and 5 km route, an elevation change 5k route, a 10km route, and a 13.1 mile route at a minimum. Website should also include rules for use of each of the trails/trail types. Trail heads and connections to county and other trails outside of Triview purview should be identified. For example, the trail underneath Baptist Rd to Fox Run Park, and connections to the Santa Fe Trail.

The maintenance plan should include maintenance priorities for each of the trails such that all the trails are systematically addressed for maintenance issues on a schedule as determined by professional staff.

**Report back to the board NLT:** August 2026 board meeting

#### **Some ideas:**

- Consider enrolling interested staff in a trail building course so they have the knowledge for professional trail maintenance and development efforts. For example, such those offered by Trail Skills. <https://www.trailskills.org/trails-training-programs>
- Involve local HOAs at the appropriate time for their inputs on trails, routes and names
- Assess current equipment to determine if additional resources are needed
- Consider identifying trails as 'primary' and 'secondary' etc for consideration in frequency of maintenance