

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

September 18, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, September 18, 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 5:27 PM.

ATTENDANCE In attendance were Directors:

President	Jason Gross, present
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, absent
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

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 Mr. Gibbons. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT

There were no comments from the public.

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CONSENT AGENDA

- a) Previous Minutes
August 21, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for August 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 Mrs. Jojola. A vote was taken, and the motion passed unanimously.

OPERATIONS REPORTS:

Steve Sheffield Asst. District Manager:

- Mr. Sheffield reported that work is progressing on the AVIC project in Buena Vista. The sluice gate was delivered and installed. Flows of Cottonwood Creek will be diverted to the South side, and the cross-vane structure can be completed on the North side of the creek.
- The Bale Ditch project is also moving forward. The design plans are now at 90%, which allows the contractor to provide a price bid for the project. Some easements are being worked out with neighboring property owners.
- The District water meter changeout program is progressing. Fairfield Inn has been changed, and staff is anxious to review data and trends from the meter.
- The TMD Admin/Utilities building is now going “vertical”, and the framing is almost complete.
- The TMD team continues to work on the “standards and specifications” manual.

Sara Lamb District Administrator:

- Ms. Lamb presented to the Board that 10 residential and 1 commercial tap were sold.
- Ms. Lamb stated that the switch from the current phone provider to the new GoTo phone provider is moving smoothly.
- Ms. Lamb and Highstreet Insurance Partners met to discuss and review the staff health and dental plans proposed for 2026.
- Ms. Lamb and Mr. McGrady processed the new contract with AT&T for new antennas on the C Plant water tank.

Matt Rayno Superintendent for Parks and Open Space:

- Mr. Rayno reported that the installation of fiber optic lines throughout the District is causing some issues with irrigation line breaks.
- The intersection of Kitchener and Leather Chaps landscape upgrade projects are now complete.
- The crew has spent time upgrading existing irrigation systems throughout the District.

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- The focus for the team will now turn to being prepared for snow service.

Gary Potter Superintendent for Utilities:

- Mr. Potter presented to the Board that the gate valve exercising program for both TMD and FLMD is underway.
- The well pump for A7 is suspected of failing. Flows are significantly reduced, and the motor was replaced in 2024.
- The NDS provided 58% of the District's water for August.
- Mr. Potter went through several water production graphs for the Board.

Jim McGrady District Manager:

- Mr. McGrady presented to the Board that the AVIC project which is wrapping up is nearly 1 year old.
- Mr. McGrady is working with several of the Bale Ditch neighboring property owners to acquire easements. No issues are anticipated.
- The NMCI project is at 60% design. There will be minor cost adjustments anticipated. However, the cost for the TMD and FLMD participation is still anticipated to be around \$32 million.
- The TMD preliminary budget will be submitted to the Board by October 15th.
- Work on the new water storage tank is almost complete for 2025. Some shotcrete work and fence installation remains. Work will pick up again in the spring of 2026.

ACTION ITEMS:

There were no action items for this meeting.

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

June 2025 Financials (enclosure)

Mr. Gibbons made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Demkowicz. A vote was taken and the motion passed unanimously. Mr. Gibbons requested that the financials be put into a graph format for easier reading.

LEGAL COMMENTS:

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

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UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the District website upgrades are almost complete. The reservation process for Sanctuary Park is being upgraded by Ms. Brown. The new District newsletter is currently being drafted and should be issued very soon.

EXECUTIVE SESSION:

At 8:23 PM a motion was made by Mr. Demkowicz to 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, and 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. 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 9:31 PM.

Mr. Gross Meeting Summary:

- After returning to regular session, Mr. Gross suggested that he would like to review the direction given to staff. To summarize:
- Financials should be put into graph form with all info Year to Date.
- The Board should have access to a partitioned drive for their own use and storage.
- Staff should present a Fire Mitigation plan to the Board for budgeting purposes.
- Staff should present the Board with a trail maintenance plan to include a map and distances.
- Home Place Ranch detention ponds should be observed and monitored prior to acceptance by the District. The District should not accept ponds as they are. Changes and safety enhancements need to be made prior to acceptance.

ADJOURNMENT:

There being no further business, Mr. Demkowicz made a motion to adjourn the meeting at 9:35 PM. Ms. Jojola seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting