

RECORD OF PROCEEDINGS

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

October 16, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, October 16, 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, absent
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
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. Gibbons for approval of the proposed agenda. 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.

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CONSENT AGENDA

- a) Previous Minutes
September 18, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for September 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:

Sara Lamb District Administrator:

- Mrs. Lamb presented to the Board the residential and commercial taps sold for the month.
- Mrs. Lamb also set up two new bank accounts with Vectra Bank.
- Mrs. Lamb also facilitated an annual meeting with AMCOBI the billing company, to express concerns and present ideas for improvement.
- Mrs. Lamb acknowledged Wendy Brown for her onboarding with Tom Martinez a new employee for inspections and project management.

Matt Rayno Superintendent for Parks and Open Space:

- Mr. Rayno reported that the last District wide grass and lawn mowing had occurred.
- B Plant landscape plan was being installed this week.
- District wide irrigation system shut down is in progress.
- Snow service plan training for crew was also in progress.
- Higby Rd. shoulders had been addressed with asphalt millings.
- Holiday lights installation to start in the next week.

Gary Potter Superintendent for Utilities:

- Mr. Potter presented to the Board that the valve maintenance program was completed for 2025.
- The utility crew is preparing for the triennial Sanitary Survey conducted by CDPHE.
- Mr. Potter asked the Board to consider becoming a part of the Lead and Copper sampling program. All three members agreed to participate.
- Wells A-7 and D-7 will be pulled in 2026 to replace two motors and a pump pending 2026 budget approval.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield reported that work on the AVIC project is nearly complete. Some re vegetation work on disturbed areas to commence shortly.

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- Bale Ditch project is on track. Met with adjoining property owners and we are still working on the easement agreements.
- The District water meter changeout program is progressing. Nick replaced all the older irrigation meters. The initial data shows that the old meters were under registering significantly.
- The TMD Admin/Utilities building is progressing nicely. The building will be something Triview residents can be proud of.
- The TMD team continues to work on the “standards and specifications” manual.

Jim McGrady District Manager:

- Mr. McGrady presented to the Board that the NDS system provided the District with 52% of the water delivered with wells delivering the other 48%.
- Mr. McGrady provided a tutorial to the attending Board members on how the infrastructure for AVIC works and why it is necessary to utilize TMD surface water rights. There was some general discussion and question/answer time concerning the water portfolio for TMD.

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

LEGAL COMMENTS:

There were no comments from Mr. Rowley.

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest District newsletter has been distributed. He also put out an invitation for anyone to listen to a presentation by Bruce Lyttle of Lyttle Water solutions about the state of ground water in El Paso County on Oct. 21st.

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EXECUTIVE SESSION:

At 7:48 PM a motion was made by Mr. Gibbons 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, 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. Demkowicz. 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 8:23 PM.

ADJOURNMENT:

There being no further business, Mr. Demkowicz made a motion to adjourn the meeting at 8:23 PM. Mr. Gibbons seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting