

RECORD OF PROCEEDINGS

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

December 11, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, December 11, 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 5:31 PM.

ATTENDANCE In attendance were Directors:

President	Jason Gross, present
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, present
Director	John Gibbons, Absent
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
Chris Cummins, Water Counsel
Natalie Barszcz, Our Community News
Cathy Fromm, Fromm Co.
Andrew O’Bien, WaterWorth
Payton Gibson, WaterWorth

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 Ms. Carlton. A vote was taken, and the motion passed unanimously.

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CONDUCT PUBLIC HEARING on the TRIVIEW METROPOLITAN DISTRICT'S UTILITY RATES

The purpose of the public hearing is to Conduct a Public Hearing on the Triview Metropolitan District's 2026 Utility Rates and Fees and Connection Charges along with Public Works fees such as Drainage Fees, Parks and Open Space Fees, and Road and Bridge Fees. Ms. Jojola opened the session to the public at 5:40 PM. There was a presentation by Andrew O'Brien with WaterWorth Utility Services. WaterWorth specializes in helping utilities with financial management. Mr. O'Brien presented the Board with a 5-year rate increase plan that will raise rates each year until 2029. Ms. Jojola closed the session to the public at 6:13 PM. The Board engaged in some discussion and had some questions for Mr. McGrady and Mr. O'Brien. After the discussion, Mr. Demkowicz made a motion to approve the presented rate and fees plan. The motion was seconded by Ms. Carlton. A vote was taken and the motion passed unanimously.

CONDUCT PUBLIC HEARING ON TRIVIEW'S 2026 ANNUAL BUDGET

At 6:14 Ms. Jojola opened the hearing to the public to discuss the Triview 2026 annual budget. Mr. McGrady had a brief PowerPoint presentation to walk through with the Board. There being no members of the public present, Ms. Jojola closed the meeting to public discussion at 6:48 PM. Mr. Demkowicz made a motion to pass the Triview 2026 annual budget. Mr. Gross duly seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC COMMENT NOT RELATED TO THE PUBLIC HEARING ON 2026 RATES AND FEES AND TRIVIEW'S 2026 BUDGET

There being no members of the public present, there were no comments.

CONSENT AGENDA

- a) Previous Minutes
November 20, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for November 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)
- e) Ratify Agreement with PFM Consulting LLC (enclosure)

A motion was made by Mr. Demkowicz to approve the consent agenda as presented. The motion was seconded by Ms. Carlton. A vote was taken, and the motion passed unanimously.

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OPERATIONS REPORTS:

In the interest of saving time, it was decided to forgo operations reports for the December meeting. Reports were included in the Board packet for members to review.

ACTION ITEMS:

- a. The Board was asked to Review and Consider Approval of Resolution 2025-15. A Resolution of the Triview Metropolitan District Board of Directors Establishing Rates and Fees for the Provision of Water and Wastewater Services for the Triview
- b. Metropolitan District. As noted previously in the minutes, Mr. Demkowicz made a motion to approve the new rates and fees as presented. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.
- c. The Board was asked to Review and Consider Approval of Resolution 2025-16. A Resolution of the Triview Metropolitan District's Certifying the District's Mill Levy and Approving the District's 2026 Budget for Calendar Year 2026 and Authorization for the District Manager and District Accountant to file all documents as needed with El Paso County and the State of Colorado. A motion to approve the resolution was made by Ms. Carlton. The motion was seconded by Mr. Demkowicz. A vote was taken and the motion passed unanimously.
- d. The Board was asked to Review and Consider Resolution 2025-17, 2026 Administrative Resolution of the Triview Metropolitan District. A motion was made by Mr. Demkowicz to approve the resolution. The motion was seconded by Ms. Carlton. A vote was taken and the motion passed unanimously.
- e. The Board was asked to Review and Consider approval of the Fifth Amendment to an Agreement for Contract Operation Services effective January 1,2026, between Forest Lakes Metropolitan District and Triview Metropolitan District. After a brief discussion, Ms. Carlton made a motion to approve the Fifth Amendment for Services. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.
- f. The Board was asked to review and consider Approval of an Audit Engagement Letter between the Triview Metropolitan District and Haynie and Company to perform the District's 2025 Financial audit. A motion was made by Mr. Demkowicz to approve the Engagement Letter. Ms. Carlton seconded the motion. A vote was taken and the Engagement Letter was approved unanimously.
- g. The Board was asked to Review and Consider Approval of Mountain View Electric Association INC (MVEA)Work Order 230923 for the undergrounding of approximately 5500 feet of Overhead Power line from Jackson Creek Parkway to a point approximately 600 feet east of Harness Road in the amount of \$993,838, and authorization for the District Manager to sign. After some clarifications and questions, Ms. Carlton made a motion to approve the work order. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

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- h. The Board was asked to Review and Consider Approval of an Easement Agreement between the Triview Metropolitan District , Stonewall Springs Reservoir Company and Ken Koslowski. After a discussion, Ms. Jojola made a motion to approve the easement. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

DISCUSSION ITEMS:

There were no discussion items.

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

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

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

November 2025 Financials

The November financials were unavailable at the time of the meeting.

LEGAL COMMENTS:

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

BOARD MEMBER UPDATES

There were no updates from members of the Board.

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest District newsletter will be distributed by mid-December. The main topics for the newsletter will be the new rates and fees approved by the Board as well as the 2026 District budget.

EXECUTIVE SESSION:

At 7:54 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, pending litigation, agreements with the Town of Monument, other governmental entities, the Central Reservoir, acquisition of right-of-way for Blevins Buckle, and the NMCI project. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to water matters, pending litigation, agreements with the Town of Monument and other governmental entities, the Central Reservoir, acquisition of right-of-way for Blevins Buckle, and the NMCI project, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. The

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Motion was seconded by Mr. Gross. 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 8:46 PM.

ADJOURNMENT:

There being no further business, Mr. Demkowicz made a motion to adjourn the meeting at 8:47 PM. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting