

RECORD OF PROCEEDINGS

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

April 23, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, April 23, 2026, 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:

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
Gary Potter, Utilities Superintendent
Rob Lewis, Distribution Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Andrea Ornelas, Our Community News
Andrew Ma, Piper Sandler
Tom Peltz, Kutak Rock
Cathy Fromm, Fromm Associates

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 with the switch of items 8 and 9 on the agenda. The motion was seconded by Ms. Jojola. A vote was taken, and the motion passed unanimously.

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PUBLIC COMMENT:

There were no comments from the public.

PUBLIC HEARING 2026 BUDGET REVISION

There were no comments from the public. The Board had a few questions regarding the changes to the budget.

CONSENT AGENDA:

- a) Previous Minutes March 19, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for March 2026 (enclosure)
- d) Tax Transfer from Monument (enclosure)

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

ACTION ITEMS:

- A. **Review and Consider Resolution 2026-05, a Resolution of the Triview Metropolitan District Board of Directors, Amending the 2026 Budget.** After some discussion and questions, Ms. Jojola made a motion to pass the resolution. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.
- B. **Review and Consider Resolution 2026-06, a Resolution of the Triview Metropolitan District, authorizing the Issuance and Sale of Water and Wastewater Revenue Bonds, Series 2026, for the Purpose of Funding Allocable Costs of the Northern Monument Creek Interceptor Project, Providing for Sources of Payment for the Bonds, and Other Details Concerning the Bonds.** After presentations by Andrew Ma of Piper Sandler and Tom Peltz of Kutak Rock, the Board had discussions and questions. Mr. Demkowicz made a motion to pass the Resolution. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.
- C. **Review and Consider an Intergovernmental Agreement between the Triview Metropolitan District and the Forest Lakes Metropolitan District, to Finance the Northern Monument Creek Interceptor.** Mr. Rowley gave a presentation on how the agreement came about. He also pointed out the resolution needed to be passed with a few minor changes that he had made. After some discussion, Mr. Demkowicz made a motion to pass the agreement. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

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- D. **Review and Consider Approval of WBA PC Bond Fee Disclosure Letter.** After some discussion with Mr. Rowley about the necessity of the letter, Mr. Demkowicz made a motion to approve the letter. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.
- E. **Ratify the District Manager’s Signature Engaging Kutak Rock LLP as Bond Counsel to the Triview Metropolitan District in Connection with the Proposed issuance of Water and Wastewater Enterprise Bonds, Series 2026 for the Purpose of Funding the Acquisition, Construction and Installation of Public Improvements, relating to the Northern Monument Creek Interceptor (NMCI) Project and covered by the NMCI Cost Sharing Agreement.** After some discussion, the Board agreed that Mr. McGrady needed to serve as the point person for the project. Mr. Demkowicz made a motion to ratify the agreement. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

OPERATIONS REPORTS:

Steve Sheffield, Assistant District Manager

- Mr. Sheffield reported that work on getting reimbursed for the remaining \$300,000 from the ARPA grant has begun. Mr. Sheffield will work closely with El Paso County, Kiewit and Triview staff to ensure that all paperwork is submitted by the June 30, 2026, deadline.

Gary Potter, Utilities Superintendent

- Mr. Potter stated that the Consumer Confidence Report has been submitted to the State. The CCR is required to be submitted every year to the State by July 1.
- Mr. Potter also provided the Board with some graphs of well water levels. The graphs represent static and dynamic well levels. The graphs reveal a surprising rebound of groundwater levels since the inception of the NDS.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb reported on the work done for hydrant meter billing. All meters (28) are now read monthly.
- Ms. Lamb reported that water taps in the Homeplace Ranch Development had increased recently.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that a study had been conducted regarding the Pine Beatle and its impact on TMD open spaces. There is a mild concern, and mitigation efforts are underway.
- Mr. Rayno also reported that work was ongoing at the “Train Park”. New sidewalks and landscaping were being installed.

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Jim McGrady, District Manager

- Mr. McGrady reported that snowpack and streamflow are at all-time lows.
- Mr. McGrady reported that most of TMD's water rights have already been "called out" and the only surface water right that hasn't been "called out" is the FMIC.
- The Central Reservoir mining permit should be issued to TMD in the coming weeks.
- The Target/Legacy development should be breaking ground at any time.
- The Higby Rd. project is progressing as anticipated. Phase 1 paving should occur next week, weather permitting.

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

March 2026 Financials

Mr. Demkowicz moved to approve the March 2026 financials. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.

LEGAL COMMENTS:

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

BOARD MEMBER UPDATES:

- Mr. Gibbons requested a report be given to the Board monthly that shows budget, and spending for major projects like the new building and the Higby Rd. project.
- Mr. Demkowicz reported that there is a resident who owns an airplane that would fly someone to all the TMD facilities for overhead photo opportunities.
- Mr. Gross requested that TMD staff begin the process of purchasing property for the home of a future recreational facility and the Board agreed to the request.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest District newsletter was recently delivered to homes. Work has already begun on topics for the upcoming newsletter. The distribution goal for the upcoming letter is late May or early June.

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EXECUTIVE SESSION:

At 8:16 PM a motion was made by Ms. Jojola to Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to intergovernmental agreements with the Town of Monument and the intergovernmental agreement related to the NMCI, and determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to intergovernmental agreements with the Town of Monument and intergovernmental agreements related to the NMCI 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 9:14 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Mr. Demkowicz made a motion to adjourn the meeting at 9:14 PM. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting