RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

May 21, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, May 21, 2026, beginning at 5:30 p.m. The meeting was conducted at 1641 Baja Dr., Monument Colorado and available via Zoom. This meeting was open to the public. The meeting was called to order at 5:30 PM.

ATTENDANCE:

President	Jason Gross, absent/excused
Vice President	Ann-Marie Jojola, absent/excused
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, Operations Manager
Sara Lamb, District Administrator
Gary Potter, Utilities Superintendent
Rob Lewis, Distribution Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Andrew Ma, Piper Sandler
Tom Peltz, Kutak Rock
Laura Kronick, resident

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 with the switch of items 7 and 8 on the 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. The Board had a few questions regarding changes to the budget.

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 April 23, 2026, Meeting Minutes (enclosure)
b) Billing Summary Rate Code Report (enclosure)
c) Taps for April 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)

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

ACTION ITEMS:

A. Review and Consider Resolution 2026-07, a Resolution of the Triview Metropolitan District, Amending and Restating Resolution 2026-06 Authorizing the Issuance and Sale of Water and Wastewater Enterprise Revenue Bonds, Second Lien 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 some discussion and questions from the Board to Mr. McGrady, Andrew Ma from Piper Sandler, and Tom Peltz from Kutak Rock, Ms. Carlton made a motion to approve Resolution 2026-07. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

OPERATIONS REPORTS:

Steve Sheffield, Assistant District Manager

- Mr. Sheffield reported that the final reimbursement request for the $1 Million grant had been submitted to El Paso County.

- Mr. Sheffield reported that the Higby Rd project was on schedule for completion in the fall of 2026.

- Mr. Sheffield continues to work with Crossland Construction to work through various issues with the new office/admin building.

Gary Potter, Utilities Superintendent

- Mr. Potter reported to the Board that Triview had run water through the Bale and AVIC ditches to store in Pueblo Reservoir for the first time. This is the culmination of years of hard work by the TMD team.

- Mr. Potter also provided the Board with details of a “water trade” with AGRA that moved TMD water from Big Johnson reservoir to Pueblo Reservoir.

- The District CCR report has been submitted to the State.

- Well A-7 is being refitted with new motor and pump and should be usable soon.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb reported that 12 residential taps had been sold in the last month.

- Ms. Lamb reported that a second letter will be going out to customers for meter replacements. There are still 48 on the list.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that mowing operations are behind due to the recent inclement weather. Crews should catch up in the next few days.

- Mr. Rayno also reported the crews are working with D-38 staff on the irrigation systems along the Higby Rd project.

- Sidewalk improvements continue in Paiute Park, and fencing backstops will be installed in Sanctuary Pointe Park.

Jim McGrady, District Manager

- Mr. McGrady reported that there was a productive NMCI pre-construction meeting held with all parties. Construction to begin around June 15, 2026.

- Mr. McGrady reported that Jenny Bishop with CSU called and reported that the agreement with SECD had been approved which paves the way to renegotiate the Convey Treat and Deliver contract between TMD and CSU.

<u>DISCUSSION ITEMS:</u>

There were no discussion items.

<u>REVIEW AND CONSIDER APPROVAL OR RATIFICATION OF THE TRIVIEW METROPOLITAN DISTRICT FINANCIALS AND PAYABLES:</u>

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.

April 2026 Financials

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

<u>LEGAL COMMENTS:</u>

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

BOARD MEMBER UPDATES:

- Mr. Gross conveyed to TMD staff that he would like to start a "ride along" program with Lewis Palmer High School to bring students in the trades and engineering programs to Triview to ride along with staff. This idea was supported by the rest of the Board.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that he had contacted Alicia with Willow Creek photography to provide services for the District staff and Board members. Mr. McGrady will move forward with scheduling.

EXECUTIVE SESSION:

At 7:37 PM a motion was made by Ms. Carlton 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 determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to intergovernmental agreements with the Town and economic development discussions, 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 8:28 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Mr. Gibbons made a motion to adjourn the meeting at 8:28 PM. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

____

James C. McGrady
Secretary for the Meeting