RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

July 22, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Wednesday, July 22, 2026, beginning at 5:30 p.m. The meeting was conducted at 1641 Baja Dr., Monument Colorado. 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, absent/excused

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
Matt Rayno, Streets/Parks Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Cathy Fromm, Fromm & Co

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. Mr. Gibbons made a motion to approve the agenda as presented. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC HEARING REVISION TO 2025 TRIVIEW METROPOLITAN DISTRICT ANNUAL BUDGET

Ms. Jojola opened the meeting to public comment. There being no members of the public present, Ms. Jojola closed the meeting to public comment.

PUBLIC COMMENT:

There were no members of the public present.

CONSENT AGENDA:

a) Previous Minutes June 18, 2026, Meeting Minutes
b) Billing Summary Rate Code Report (enclosure)
c) Taps for June 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)
A motion was made by Ms. Carlton to approve the consent agenda. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

Presentation by Ms. Christine McLeod, CPA. Partner Haynie and Company 2025 Triview Metropolitan District Audited Financial Statements.

Ms. McLeod gave a PowerPoint presentation covering the audited financials for the District, after which, there was some brief discussion and questions from the Board related to the presented materials.

OPERATIONS REPORTS:

Gary Potter, Utilities Superintendent

- Mr. Potter conveyed the issues that the District is having with the pump station at the South reservoir. A mitigation plan for the downed pump is in progress.
- Mr. Potter has started a well efficiency report that will be modified and presented to the Board at a later date.
- Well A-7 is running and can produce up to 320 GPM.
- The utility crew has been working on the valve and hydrant maintenance program.

Steve Sheffield, Operations Manager

- Mr. Sheffield updated the Board on the Higby Rd construction project. The first lift of asphalt has been completed in front of Lewis Palmer High School.
- The new water tank project is under way for the current phase. Materials have been ordered and submittals are being reviewed by the engineering team.
- The Legacy project is moving forward. Several water mains will have to be lowered to accommodate the new grades for the entrance from Blevins Buckle Wy.

- The ribbon cutting/open house has been scheduled for August 14th.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb that fees in lieu of water have elevated due to large developments occurring.
- Ms. Lamb reported $4.6 million in revenue had been generated so far from tap fees.
- The TMD team has helped reduce the meter upgrade list from 45 in June to 3 currently.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that due to heat and wind, the open space greens were a little stressed and does not look as good as he would like. He is working with the irrigation team to raise the amount of water being applied.
- Mr. Rayno reported that mowing had been reduced due to the extremely hot and dry weather. The grass is not growing as fast as it normally would.
- The crew is working with D-38 on irrigation along the Higby Rd corridor.
- The last Pine Beetle treatment has been applied for this year in the TMD forested areas.

Jim McGrady, District Manager

- Mr. McGrady expanded on the issues around the downed pump at the South reservoir. The team is working diligently and with urgency to come up with alternatives to moving water through the reservoir.
- The revenue bonds for the NMCI project were sold and the District has received the funds.
- The Higby Rd project is well ahead of schedule. A mid-October completion date is anticipated.
- Lost Island entertainment complex has now paid their fees to TMD. Building construction on the site has started.
- Panda Express restaurant opened on July 21st.

<u>ACTION ITEMS:</u>

- The Board was asked to review and consider approval of the Triview Metropolitan District's 2025 audited financial statements. Mr. Gibbons made a motion to approve the financial statements. Ms. Carlton seconded the motion. A vote was conducted and the motion passed unanimously.

- The Board was asked to review and consider approval of Resolution 2026-08, a Resolution of the Board of Directors of the Triview Metropolitan District amending the 2025 Budget. After some discussion and clarifications, Ms. Carlton made a motion to approve Resolution 2026-08. Mr. Gibbons seconded the motion. A vote was conducted and the motion passed unanimously.

- The Board was asked to review and consider approval of Resolution 2026-09, a Resolution of the Triview Metropolitan District Board of Directors, Adopting an Amendment to the Rules and Regulations of the Triview Metropolitan District-Water Service Enforcement Procedures. After some discussion and questions with Mr. McGrady, Ms. Carlton made a motion to approve Resolution 2026-09 as amended during conversation. Mr. Gibbons seconded the motion. A vote was conducted 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:

a. Checks of $5,000 or more (enclosure)

A motion was made by Mr. Gibbons to approve the checks over $5,000. Ms. Carlton seconded the motion. a vote was taken and the motion passed unanimously.

b. June 2026 Financials (enclosure)

A motion was made by Ms. Carlton to accept the June 2026 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 or Mr. Cummins.

BOARD MEMBER UPDATES:

Ms. Jojola shared a phone app called Watch Duty that helps the user keep updated on wildfires and shares notifications related to said fires.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the ribbon cutting/open house for the new admin/utility building was scheduled for August 14th. Mr. Gross will open comments with a few prepared remarks and then turn the proceedings over to Mr. McGrady.

EXECUTIVE SESSION:

At 8:15 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 Donala Water and Sanitation, 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 Donala Water and Sanitation, and the Town of Monument 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 9:23 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Ms. Carlton made a motion to adjourn the meeting at 9:23 PM. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady
Secretary for the Meeting