RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

August 20, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 20, 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, absent/excused
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, Operations Manager
Sara Lamb, District Administrator
Gary Potter, Utilities Superintendent
Rob Lewis, Distribution Superintendent
Matt Rayno, Streets/Parks Superintendent
Scott Goodstein, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Marco Fiorito, resident

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

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

PUBLIC COMMENT:

None.

CONSENT AGENDA:

a) Previous Minutes July 22, 2026, Meeting Minutes
b) Billing Summary Rate Code Report (enclosure)
c) Taps for July 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Gibbons to approve the consent agenda. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.

OPERATIONS REPORTS:

Gary Potter, Utilities Superintendent

- Mr. Potter reported that a large pump had been rented from Rain for Rent to pump down the south reservoir in place of the column pump.

- Mr. Potter is working hard to conserve surface water for next year. Therefore, the team is running the wells more than anticipated this summer.

- Bale ditch had an unexpected flood event that filled the diversion with silt. A contractor has been working to clean up the silt.

Steve Sheffield, Operations Manager

- Mr. Sheffield updated the Board on the implementation of the new safety meeting and committee.

- The TMD team spent many hours prepping the new building for the open house/ribbon cutting.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb reported that less taps were sold in July than in June.

- Ms. Lamb reported that the month of August is the busiest month for the administrative team as far as phone calls to the office.

- The TMD team has been pushing the Eye on Water function for water meters to all customers.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that the roundabout in front of the high school is now landscaped. The second roundabout will match the one in front of the school.

- Mr. Rayno reported that his team will be attending the Snow and Ice conference and will participate in the equipment rodeo.

- The crew is beginning the process of fall aerations.

Jim McGrady, District Manager

- Mr. McGrady reported that he and Gary Potter will be giving a tour to the DMRS team at the Central Reservoir site next week. This should be a last step before a mining permit is issued.

- Jim is finalizing the contract with Pete Lein company to mine the central reservoir.

- The Higby Rd project is in phase 3 and anticipated opening is September 25th.

ACTION ITEMS:

- The Board was asked to review and consider approval of an Intergovernmental Agreement between the Town of Monument Colorado and the Triview Metropolitan District to develop a Joint Area Transportation Plan.
  After a brief explanation from Mr. McGrady, and some discussion, Mr. Demkowicz made a motion to approve the agreement. Ms. Carlton 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:

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

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

b. July 2026 Financials (enclosure)

A motion was made by Mr. Gibbons to accept the June 2026 Financials. The motion was seconded by Mr. Demkowicz. a vote was taken and the motion passed unanimously.

LEGAL COMMENTS:

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

BOARD MEMBER UPDATES:

There was a brief discussion about e-bikes, scooters, minibikes on public streets and operated by minors. There was some talk about what the Town of Monument was doing to address the issue. Monument Police is currently working on a policy to address concerns.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the Town of Monument Council requested that a joint meeting be set up between the two Boards. Mr. McGrady will work with Town staff to schedule a workshop or meeting.

EXECUTIVE SESSION:

At 7:35 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 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. Discuss specialized details of security arrangements or investigations, and including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law pursuant to Stature 24-6-402(4)(d) 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 8:39 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Mr. Gibbons made a motion to adjourn the meeting at 8:40 PM. Mr. Demkowicz 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