RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

September 24, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, September 24, 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
Scott Goodstein, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Dakota DeBoer, Pete Lien and Sons, LLC
Greg Laymen, Pete Lien and Sons, LLC

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. Ms. Carlton 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 August 20, 2026, Meeting Minutes
b) Billing Summary Rate Code Report (enclosure)
c) Taps for August 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 the pumping at South Reservoir is ongoing. There are several more feet of water to be pumped out of the reservoir.
- The Utility team has completed valve and hydrant maintenance program for 2026. Over 500 hydrants were serviced.
- Mr. Potter attended the SDA conference for the first time.

Steve Sheffield, Operations Manager

- Mr. Sheffield reported that the TMD Safety Program was progressing with "buy in" from staff.
- Mr. Sheffield and Mr. McGrady continue to work with the engineering team and Town of Monument staff on the Area Traffic Plan (ATP).
- Work is ongoing with Waterworth to formulate future rates and fees for the District.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb reported that less taps were sold in August than in previous months. However, Ms. Lamb anticipates a pickup in sales moving forward.
- Ms. Lamb reported that the month was heavy on phone calls, with over 500 calls fielded by the front office.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that new gutters had been installed at the Sanctuary Park mail kiosk and provided photos.
- Mr. Rayno reported that his team had completed the landscaping at the second roundabout on the Higby Rd. project.

- The crew is prepping equipment for the upcoming snow season.

- Mr. Rayno presented several options for playground improvements at the Creekside Park as well as the Swing Park on Gleneagle Dr.

Jim McGrady, District Manager

- Mr. McGrady reported that the District had received a mining permit from the State for the Central Reservoir. The permit was issued very quickly due to hard work from the TMD team.

- Work on the NMCI is moving forward. The crew is installing over 100 feet per day.

- The Higby Rd project ribbon cutting and road opening is September 25th almost exactly 6 months after commencing work.

- Work on the 2027 TMD budget has begun. Anticipated presentation to the Board for the October monthly meeting.

- Mr. McGrady attended and presented at the SDA conference.

ACTION ITEMS:

- The Board was asked to review and consider approval of Resolution2026-10, a Resolution of the Triview Metropolitan District Board of Directors adopting the Triview Metropolitan District's Water Engineering Standards. The Board had some questions on how the Standards came about and how they would be used moving forward. After some discussion, Mr. Gibbons made a motion to approve the Resolution. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.

- The Board was asked to review and consider Resolution 2026-11, a Resolution of the Board of Directors Adopting an Amendment to the Rules and Regulation of the Triview Metropolitan District – Wastewater Service Enforcement Procedures. After some background from Mr. Rowley and some internal discussion, Ms. Carlton made a motion to approve the Resolution. Mr. Gibbons seconded the motion. A vote was conducted and the motion passed unanimously.

- The Board was asked to review and consider an Agreement between Pete Lien and Sons, LLC and the Triview Metropolitan District by and through, its Utility Enterprise, to provide Mining Services at Triview Metropolitan District's Stonewall Springs Reservoir Complex, Central Reservoir Project. (the item is to be considered following Executive Session). Following Executive Session, the Board returned to regular session and discussed the agreement. Mr. Cummins and Mr. McGrady answered some questions and gave input on the agreement. At this time, Mr. Gibbons made a motion to approve the agreement. Ms. Carlton

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

b. August 2026 Financials (enclosure)

A motion was made by Ms. Carlton to accept the August 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:

Mr. Gross said that he had attended the SDA conference along with Ms. Carlton, Mr. McGrady and Mr. Potter. Mr. Gross stressed that the conference was an opportunity to learn how Districts work and network with other staff and executives. The other attendees joined the conversation to share what "take aways" they had from the conference.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

EXECUTIVE SESSION:

At 7:19 PM a motion was made by Mr. Gibbons to receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes, and determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations and instructing negotiators pursuant to Section 24-6-402(4)(e) Colorado Revised Statutes related to: intergovernmental agreements with the Town of Monument and Donala Water and Sanitation District; a mining contract for the central reservoir; an economic incentive agreement with a national retailer; and the inclusion of property into the District. The Motion was seconded by Ms. Carlton. 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 9:00 PM.

ADJOURNMENT:

During regular session and after some discussion and questions to Mr. Cummins and Mr. McGrady, Mr. Gibbons made a motion to approve the agreement between Pete Lien and Sons, LLC and Triview Metropolitan District. Ms. Carlton seconded the motion. A vote

was conducted and the motion passed unanimously. There being no further business for the Board to address, Ms. Carlton made a motion to adjourn the meeting at 9:04 PM. The motion was seconded by Mr. Gibbons. A vote was conducted and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady
Secretary for the Meeting