

Triview Metropolitan District Board of Directors

Triview Metropolitan District – Board Room
16055 Old Forest Point, Suite 300
Monument, CO 80132

Meeting Minutes

Board of Director's Regular Meeting – September 9, 2014

1. **Call to Order:** President Robert Fisher called the meeting to order at 5:00 p.m. Board members present were Director Reid Bolander, Director Steve Martinez. Director Peter Van Dyke. Staff and contractors present were Valerie Remington, District Manager and Gary Shupp, General Counsel, and Chris Cummins, Water Counsel.
2. **Declaration of a Quorum, Notice & Posting:** President Fisher declared a quorum present and that the public notice of this Board meeting has been duly posted.
3. **Approval of Agenda:** Motion to approve agenda was made by Director Martinez and seconded by Director Bolander. Motion passed.
4. **Approval of Consent Agenda:** Motion to approve consent agenda was made by Director Martinez and seconded by Director Bolander. Motion approved.
5. **Public Comment:** None
6. **Review of July 2014 Financials:**
 - a. **Disbursements over \$5000:** Check to Felt, Monson & Culichia, LLC for legal counsel in the amount of \$11,911.82. Check to Applied Ingenuity, LLC for well D-7 remove/install pumping equipment in the amount of \$53,173.50. Check to JDS Hydro for D-4 well in the amount of \$5,464.10. Check to Hydro Resources for D-4 well construction in the amount of \$145,929.50. Check to Velocity Constructors, Inc. for booster pump station in the amount for \$22,273.10. Motion to approve the checks over \$5000 was made by Director Martinez and seconded by Director Bolander. Motion approved.
 - b. **July 2014 Financials:** Financials presented by V. Remington. Motion to approve the July 2014 financials as presented was made by Director Van Dyke and seconded by Director Martinez. Motion passed.
 - c. **Budget for the Upper Monument Creek Regional Waste Water Treatment Facility:** Budget for 2015 was presented and discussed.
 - d. **Change in Budget Format:** Cathy Fromm, CRS, joined the meeting on the board. A new format for budgeting purposes was presented and discussed. The board directed the

change be made in the format and a restate of the 2014 budget will be done at the November meeting.

Cathy gave the board information regarding the reclassification of board members as outlined by the IRS. It is the board's decision if they want to change their current classification or not. No questions for Cathy from the board.

7. Approval of Privacy Fence - Garton: Director Bolander abstained from any discussion or decision regarding this matter. The board recognized that this is a revisit of a previous request that was declined. The board once again stated there will not be any exemptions, variances or waivers to district maintained assets. Approval declined.

8. Rate Change for Classic Homes: The board directed staff to notify Classic that tap fees for Promontory Point will be changed to be consistent with the rest of the district plus their impact fees. This change will be effective January 1, 2015.

9. Approval of Northgate Agreement to Buy and Sell Water: Chris Cummins discussed with the board the contract with Northgate Co LLP to purchase water. Motion was made by Director Bolander to appropriate funds for the execution of the agreement to buy and sell water rights from the Northgate Co and seconded by Director Martinez. Motion passed. Motion was made by Director Bolander to grant Valerie Remington the authorization to close on the Northgate water deal and seconded by Director Martinez. Motion passed.

10. Triview Policy:

Smoking Policy-The board approves the policy

Standard Pedestrian Gate Policy-The board does not want to allow gates in the district fences. Make a policy that gates are not allowed.

Parks & Trails Policy-The board wants open space added to the policy. Under Wildlife delete the word missiles. Under Firearms leave out the concealed weapons law and replace with any person who posses a weapon in accordance with state law,

Operator Certification Policy-The board did not want a 3% pay increase for each certification. All that they employee must have a satisfactory performance record in their current position and must not be on disciplinary action. The board wants an HR specialist to review the policy.

11. Operation Report:

Landscape report presented to the board by Bob Eskridge.

Road repair bids will be reworked and presented again in October.

Bob presented a quote from All American Maintenance, Inc. for maintaining the district landscaping. The total amount of the contract is \$205,440.00 per year with a 2 year contract. This is just for mow, blow, and go. No additional maintenance is covered in this contract such as trails, tree replacement, irrigation, and no winter work at all.

Operation was report presented by V. Remington. The I-25 potable crossing bid will be presented to the board in October for them to award.

12. Manager Report:

The board already has the preliminary documents for their review. The final documents will be presented at the October meeting for the board's approval and execution along with any resolutions necessary. Closing of the loan scheduled for October 22, 2014.

The board does want a work session. Email invitations to be sent to the board for them to add to their calendars.

Grant money was received for safety items.

Preliminary costs for medical insurance in 2015 will show an increase of over 5%. The year 2016 will show increases of approximately 64%.

Property and Liability losses for the past 2 years have been under 14%. According to the insurance company, that is a phenomenal job.

Work is beginning this year on the Preables Mouse work according to the requirements of the permit.

13. Executive Session: Motion to recess to executive session was made by Director Bolander and seconded by Director Martinez. Motion passed. The meeting was recessed to executive session at 7:26 p.m. by President Fisher pursuant to C.R.S.24-6-402(4) (b) for conference with attorney for advice on specific legal questions.

14. Adjournment: Motion to adjourn the meeting was made by Director Martinez and seconded by Director Van Dyke. Motion passed. The meeting was adjourned at 8:27 p.m.