

Triview Metropolitan District, March 14

# “Financially healthy ... but not where we’d love to be”

By Jason Gross

During the Triview Metropolitan District public meeting held on March 14, the district board responded to a question on its financial status, discussed Promontory Pointe Homeowners Association (HOA) concerns, introduced a new member of the district Streets and Parks team, and prepared for its March 31 long-term planning meeting.

Triview is a Title 32 special district within the town of Monument that provides roads and open space maintenance, water, and sanitation services to the residents of Jackson Creek, Promontory Pointe, and Sanctuary Pointe.

### Question on Triview’s financial status

During public comments, district resident Jason Gross noted that Triview’s \$54 million debt is significantly more than that of other special districts. He then asked the board for its assessment of the financial health of the district. District President Reid Bolander said the district was “financially as healthy as we’ve ever been but not exactly where we’d love to be.”

Bolander explained that in years past, the district struggled to make debt payments and provide the services and maintenance it was responsible for, but due to increased revenue and refinancing of debt the district was now in a better position. Bolander highlighted that fact that they were spending more than ever on road improvements and “short of a dramatic shift in property value or major recession” the district was well-positioned.

District Manager Valerie Remington said the district was rated “A-” by Standard and Poor’s for the recent refinancing of its debt. According to Standard and Poor’s, a debt holder with an “A-” rating is considered to have a “strong capacity to meet its financial commitments.”

### Promontory Pointe HOA concerns

Treasurer Marco Fiorito was recently elected treasurer for the Promontory Pointe HOA, and he relayed concerns from the HOA. Due to explicit graffiti being written on park equipment, the HOA desired a dusk-to-dawn curfew on the Train Park and Swing Parks in Promontory Pointe. The board recommended the HOA discuss the issue with the Town of Monument, since curfews are in the town’s purview.

He also said a letter will be coming from the HOA requesting a “no outlet” sign at the east end of Lyons Tail Road near Gleneagle Drive. Promontory Pointe residents noticed a lot of turnarounds on Gleneagle, apparently because people thought the street was a thoroughfare through the residential area. The board was open to ideas and will look into cost.

### Financial report

Remington reviewed the January financials, and all were assessed to be on track. The board approved one check over \$5,000 to Electrical Excellence for light calibration and a redo of walk signs at the intersection of Jackson Creek Parkway and Leather Chaps Drive.

Remington also presented to the board options for investing short-term cash. The board chose those with highest rate of return and AAA rating.

Josh Cichocki, Triview water superintendent, also reviewed 2016 water production and discussed Febru-

ary’s data water revenue vs. water loss. Analysis indicated the district’s non-revenue water loss was 6 percent. Remington explained some amount of water loss was expected and the industry standard was 15 percent. The board was impressed with the low loss rate, but Cichocki explained additional data over the coming months was necessary to verify the accuracy and that the district could expect the loss rate to increase over the summer when irrigation systems are in use.

The ongoing purchase of a Promontory Pointe generator set was discussed with board members concerned about the noise created during generator maintenance runs. Cichocki agreed that noise may be an issue with the types of generators available on the current budget. The board requested Cichocki report back on how much more it would cost to purchase a quieter generator.

Cichocki informed the board that Trent Milburn was hired as a new Street and Parks technician. Milburn is a local resident who grew up in Monument.

### Monument Police Department staff request median painted

Cichocki said the Monument Police Department staff requested that Triview paint the raised median just north of Wells Fargo on northbound Jackson Creek Parkway to help drivers see it. The board noted there are already reflectors in place, and a painted median wouldn’t be seen in the snow. The board concluded improving reflectors would be a better approach.

### Board prepared for long-term planning meeting

The board used much of the meeting to converse back and forth on issues and ideas related to the long-term planning meeting scheduled for March 31. Topics could include:

- When to start the drilling process for another well in preparation for future growth.
- Drafting a five-year plan, including projected income and costs.
- Ensure future capital improvement needs are on track. Are rate structures adequate?
- If the district proactively completed Jackson Creek Parkway widening, would it speed up development and bring more tax revenue to the district?
- Improving district website clarity and usefulness and reducing costs.

All residents who would like email notifications from the district in case of emergencies need to write to the Triview office, [info@triviewmetro.com](mailto:info@triviewmetro.com), with their email address. A separate step is to register for the county’s reverse 9-1-1 notifications at <http://www.elpasoteller911.org/>.

The meeting adjourned at 7:16 p.m.  
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The next Triview meeting will be held April 11 at 5 p.m. at the Fairfield Inn, Mt. Herman Conference Room, 15275 Struthers Road, Colorado Springs. Meetings are normally held on the second Tuesday of the month. Information: 488-6868 or see [www.colorado.gov/triview-metro](http://www.colorado.gov/triview-metro).

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Donala Water and Sanitation District, March 16

# Water leak repair in “miserable” conditions praised

By Jim Kendrick

On March 16, District General Manager Kip Petersen told the Donala Water and Sanitation District board that there was a water leak at 150 Desert Inn Way on Feb. 23. The Donala crew of Troy Vialpando, Ronnie Wright, Joe Lopez, and JR Vialpando responded at 1:30 p.m. Water service was shut off to four homes for the repair. Upon excavation as it started to snow, the crew found two leaking saddle taps at the end of their service lines that needed removal and replacement.

Petersen said it was “cold, wet, and miserable” work as the temperature dropped and the wind picked up while they worked in residual knee-deep water, and their clothing was coated with ice. The repair and restoration of water service was completed at 10 p.m. and the excava-

tion backfilled by midnight.

Petersen noted a Feb. 24 email to Donala from Kelly and Joe Wallroth that thanked the “crew for fixing the leak in their cul de sac last night. They worked late into the night, in the cold and snow.” Petersen added, “I’m very proud of the guys.” Board President Dave Powell said, “We like to make sure they are appropriately recognized.”

The absence of Director Ken Judd was excused. **Note:** The district’s annual spring water conservation workshop on “Making Water Wise Changes When You Have Little Change to Spare” will be held on April 12 at 6 p.m. in the district boardroom. Normally there are over 30 attendees for this popular event. Registration at 488-3603 for the event will close on April 5. There were

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