

one-acre surface to a depth of one foot. Donala currently delivers about 800 acre-feet of water per year.

Preliminary Engineering Infrastructure Report presented
Engineer Will Koger of the Forsgren Associates engineering firm presented the PPRWA Area 3 Infrastructure re-

port. Area 3 is the northern El Paso County portion of PPRWA. Petersen, who is president of PPRWA for 2017, and Koger will also present this PPRWA study to the Colorado Special District Association annual conference meeting Sept. 13-15 in Keystone.

For details on the study's findings,

see the Triview article on page 8.

The meeting adjourned at 3:25 p.m.

The next board meeting will be held at 1:30 p.m. on July 20 in the district conference room at 15850 Holbein Drive. Information: 488-3603 or www.donala-water.org. Regular meetings are nor-

mally held on the third Thursday of the month, except in June and November. <http://donalawater.org/images/stories/pdfs/Board%20Meeting%20Annual%20Schedule.pdf>

Jim Kendrick can be reached at jimkendrick@ocn.me.

Forest Lakes Metropolitan District and Pinon Pines Metro Districts 1, 2, and 3, June 5

Development fees for commercial property set

By Lisa Hatfield

The board members of the Forest Lakes Metropolitan District (FLMD) and Pinon Pines Metropolitan Districts 1, 2, and 3 (PPMD 1, 2, and 3) met jointly, and briefly, on June 5. Tom Blunk of CP Real Estate Capital, representing Forest Lakes LLC and Forest Lakes Residential Development, attended the June 5 meeting by phone. District Counsel Russell Dykstra was absent.

The board unanimously approved a resolution to adopt development fees for commercial and multi-family facilities located within Pinon Pines Metropolitan District 3, the commercial section inside the Monument town limits, southwest of I-25 and West Baptist Road. Builders will be required to pay the development fees necessary to assist with the financing of public infrastructure within the district. The system development fees assessed will be 75 cents per square foot of the gross square footage for commercial, industrial, or retail space. No specific fee was set yet for multi-family units.

Also, District Manager Ann Nichols said that the email she had recently circulated to the board members indicated that all the 2016 financial audits by Hoelting & Co. were complete and had already been filed with the State of Colorado. She said, "They are done. And I may just put it onto the agenda next time for ratification, just for the heck of it." Note: No board member commented on the fact that these ratifications should have occurred before the audits were filed, or questioned this violation of Colorado Statutes.

As at the May meeting, no monthly financial reports were presented. See www.ocn.me/v17n6.htm#flmd.

Note: FLMD, west of I-25 at the end of West Baptist Road, is a Title 32 service district in El Paso County established in 1985. FLMD is the half-acre operating district responsible for the public infrastructure and utility and general governmental services for the residents of PPMD 1, 2, and 3, which actually collect the

property taxes. PPMD 1 and 2 are not part of the town of Monument, but the commercial section PPMD 3 is within the town limits. FLMD holds joint board meetings with PPMD 1, 2 and 3, which were established in 2004.

The meeting adjourned at 10:15 a.m.

The next joint meeting of FLMD and PPMD 1, 2, and 3 may be scheduled for 10 a.m. Monday, July 3, or Monday, Aug. 7 in the Classic Homes office at 6385 Corporate Drive, Suite 200, Colorado Springs. Meetings are usually held the first Monday of each month. Meeting notices are posted on the district website <http://forestlakesmetrodistrict.com> and at 3625 Mesa Top Drive, Monument, which is an open-space tract owned by all four districts. For general questions, contact Ann Nichols at 719-327-5810 or anicholsduffy@aol.com.

Lisa Hatfield can be contacted at lisahatfield@ocn.me.

Tri-Lakes Wastewater Treatment Facility Joint Use Committee, June 13

2016 audit report accepted

By Lisa Hatfield

The Joint Use Committee (JUC) of the Tri-Lakes Wastewater Treatment Facility (TLWWTF) accepted the 2016 financial audit at its June 13 meeting with the modifications that the JUC directors requested.

TLWWTF operates as a separate joint venture public utility and is owned in equal one-third shares by Monument Sanitation District (MSD), Palmer Lake Sanitation District (PLSD), and Woodmoor Water and Sanitation District (WWSD).

The three-member JUC acts as the board of the facility and consists of one director from each of the three owner districts' boards: WWSD board Director at Large Rich Strom, president; MSD board Chairman Ed Delaney, vice president; and PLSD board Director Pat Smith. Other board and staff members of the three owner districts also attended, including MSD District Manager Mike Wicklund, PLSD District Manager Becky Orcutt, and WWSD Assistant District Manager Randy Gillette.

2016 audit accepted

Tiffany Kolander of John Cutler and Associates LLC presented the facility's 2016 audit with an "unmodified" or "clean" opinion, and it was accepted unanimously after Kolander answered several questions and made comments including:

- \$2.5 million was added to non-current assets since the new total phosphorus (TP) chemical clarifier expansion plant was completed in December.
- The Government Accounting Standards Board (GASB) requires that state-incurred pension liabilities of \$432,863 for TLWWTF staff members' currently unfunded PERA guaranteed pension benefits have to be recorded in the TLWWTF annual financial statements and audits even though it is not a liability TLWWTF would have to pay.

Managers' reports

Orcutt said PLSD line cleaning was still in progress and going slowly. Gillette

and Wicklund had nothing to report.

Facility Manager Bill Burks presented the monthly discharge monitoring report. The high note was that the

facility's influent total phosphorus (TP) concentration was 7.9 mg/l, but the TP concentration was reduced to 0.5 mg/l in the treated effluent discharged to



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