

conservative calculations and referenced the district's growing renewable water supply that calculates a 0.5 annual acre-foot use per resident. McGrady confirmed that data collected not only by JDS-Hydro engineers but by the developers' engineers—who obtain nationwide information—strongly support the lower estimates. The board accepted the resolution with Otis abstaining.

Forward movement of NDS continues

McGrady reported on the regional pipeline known as the Northern Delivery System (NDS). He confirmed that the district had met with the appropriate landowners about necessary easements and had been received well. He described a rigorous survey called a subsurface utility investigation to identify buried utilities as having been initiated along Roller Coaster Road. The district's American Rescue Plan Act application—requested to fund a tank to be installed near the district's B-plant water treatment facility—had been submitted. Another necessary

step, the 1041 permit process with Pueblo County, generated a response from the Fountain Creek Watershed. McGrady anticipated that Triview would be called upon to pay annual compensation for the district's storm drainage impact on the watershed.

Additional items of note

- President Mark Melville, Secretary/Treasurer James Barnhart, and Sexton were officially sworn in to serve new board terms.
- Parks and Open Space Superintendent Matt Rayno reported that some homeowners have damaged open space as a consequence of making improvements to their property. He confirmed that they must communicate when access via the district's open space is needed and return the impact area to its original state. If homeowners fail to comply, an escalating process of communication from the district with the homeowner may end in a cease-

and-desist order.

- Water Superintendent Shawn Sexton confirmed that the district's wells and water plants were in service and ready to meet summer water needs.

Triview board meetings are generally held on the third Thursday of the month. The next regular board meeting is scheduled for 5:30 p.m. on Thursday, June 16. The district office is located at 16055 Old Forest Point, Suite 302. Because a public presentation is expected to be scheduled for mid- to late-June, check the district's website, <https://triviewmetro.com> for meeting updates. See also "Triview Metropolitan District" on Facebook or Twitter. [com/@TriviewMetro](https://www.facebook.com/TriviewMetro).

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El Paso Board of County Commissioners, May 3, 17, and 24

The Walden Preserve 2 and Flying Horse North developments move forward

By Helen Walklett

During May, the El Paso Board of County Commissioners (BOCC) made decisions on the approval of final plats for the Walden Preserve 2 and Flying Horse North developments. The commissioners also approved requests relating to work at Black Forest Regional Park and the Beacon Lite Road and County Line Road Improvements Project, and approved a reappointment to the El Paso County Planning Commission.

Final plats at two developments to be approved administratively

At the May 3 BOCC land use meeting, the commissioners approved a request by Walden Holdings LLC to amend the Walden Preserve 2 preliminary plan to allow the BOCC to authorize the administrative approval of final plats, meaning there will be no public hearings. The development is east of Highway 83, north of Hodgen Road and south of Walker Road, along the north side of the intersection of Pond View Place and Walden Way.

The BOCC approved the preliminary plan in January 2015, before the 2019 amendment to the Land De-

velopment Code which authorized the administrative approval of plats if certain findings were made and if the BOCC specifically authorized it. Administrative approval is a faster approval process as it eliminates possible delays incurred due to having to schedule applications before the Planning Commission and BOCC.

At the May 17 land use meeting, the commissioners approved a similar request from Classic Consulting relating to the Flying Horse North preliminary plan that was approved in September 2018, again before the Land Development Code amendment. The applicant's request in this instance relates only to Filing No. 2, which is a one-lot subdivision. The applicant stated that there remains a high demand for lots and that they wish to begin construction on this subdivision as soon as possible.

Tennis courts to be replaced at Black Forest Regional Park

At their May 3 meeting, the commissioners approved the award of a purchase order to FieldTurf USA Inc. for the renovation of the two tennis courts at Black Forest Regional Park at a cost not to exceed \$273,915. The existing

courts are to be demolished and new courts and fencing constructed. The new courts will also be lined to allow for pickleball play.

County Planning Commission reappointment

At its May 3 meeting, the BOCC approved the reappointment of Commissioner Sarah Brittain Jack as a regular member of the Planning Commission. Her term will run until May 1, 2025. Regular members may only serve two consecutive terms on the nine-member commission.

Beacon Lite Road and County Line Road Improvements Project

The commissioners approved a memorandum of agreement, a special warranty deed, and temporary construction easements associated with the Beacon Lite Road and County Line Road Improvements Project at their May 24 meeting. This concerns property owned by Hong Ridley as trustee of The Rainbow Properties Revocable Living Trust for a cost of \$35,200.

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El Paso County Planning Commission, May 19

Minor subdivision north of Hodgen Road recommended for approval

By Helen Walklett

At the May 19 El Paso County Planning Commission meeting, the commissioners voted unanimously to recommend for approval a request by Brian Warner to allow a minor subdivision to create four single-family lots on a 40-acre property along the north side of Goshawk Road north of Hodgen Road. The property is zoned RR-5 (resi-

dential rural).

The proposed Lots 1 and 2 would be 5 acres, Lot 3 would be 20 acres and would contain the existing home and well, and Lot 4 would be 10 acres. The property is within a large-lot, residential "placetype" area as identified by the new county master plan, which recommends lots sizes of 2.5 acres or larger.

The Planning Commission heard the request as a consent item, meaning there was no discussion. The request is now due to be heard at the El Paso Board of County Commissioners' land use meeting on June 7.

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Northern El Paso County Coalition of Community Associations, May 14

Speakers explain state House and Senate bills affecting northern El Paso County

By Marlene Brown

The Northern El Paso County Coalition of Community Associations (NEPCO) held its General Membership bi-monthly meeting May 14 at the Woodmoor Improvement Association (WIA) building, the Barn. It was discussed that the meetings would continue being held at the Barn, since the Town of Monument was no longer holding public meetings at the Town Hall due to COVID concerns.

President Mike Aspenson said he and other board members have been meeting with members of the El Paso County Planning Commission (EPPC). Future land development projects being reviewed by EPPC and the remarks by the NEPCO Transportation and Land Use Committee on the Electronic Development Application Review Program (EDARP) of the county will be considered. Future reports will be brought by the NEPCO board to the general membership as relationships with EPPC continue.

Aspenson asked for the Treasurer's Report and then Vice President Bob Swedenburg announced that the secretary position on the board was still open. Swedenburg continues to help with the minutes of the meetings until the position is filled. Dave Betzler, Community Outreach chair, was absent. Also, it was announced that Matthew

Nelson, Wildfire Preparedness Committee chair, was no longer with WIA and that position also needs to be filled.

Rep. Carver describes state bills

Rep. Terri Carver of District 20 explained the state House and Senate bills that were voted on this session that concern HOAs in the area:

- HB22-1137 Homeowners Association Board Accountability and Transparency—Passed. Limits the autonomy of HOAs and their ability to assess fees and impose late fees fines or violations of the bylaws and covenants.
- HB22-1139 Homeowners Associations cannot regulate use of public rights-of-way—Passed. Prohibits HOAs from regulating use of public common use areas.
- HB22-1239 Regulate community association managers—Defeated. Would have imposed licensure requirements to perform association management.
- HB22-1140 Homeowners' reasonable access to common areas—Passed. Imposes a legal standard for when HOAs can restrict access to common areas during times of maintenance or repair and require specific notice to homeowners.
- HB22-1387 Common Interest Communities Re-

serve Funds—Passed. Imposes specific requirements on reserve funds for common interest HOAs.

- SJR22-002 Water projects eligibility lists—Passed. Concerns approval of water projects' revolving fund eligibility administered by Colorado water resources and power development authority.
- SB22-114 Fire suppression ponds water rights—Passed. Recognizes water rights for fire suppression ponds.
- HB22-1132 Regulation and services for wildfire mitigation—Passed. Requires that a fire department or appropriate local entity be notified prior to anyone conducting a controlled burn on private property.
- SB22-007 Increase wildfire risk mitigation outreach efforts—Passed. Authorized \$800,000 for public outreach on wildfire mitigation.
- HB22-1012 Wildfire mitigation and recovery—Passed. Requires that the State Forest Service develop a publicly accessible statewide accounting for ecosystems by county and forest cover type and wood products.

For more information on these and other bills that Carver has been working on this year, go to <https://leg.colorado.gov/legislators/terri-carver>