

President Bob Eskridge interjected that Speiser's letter was "in my packet, not opened yet so" Fisher continued, "It's not that people have been being ignoring or disregarding customer attacks."

Director Steve Hurd asked Speiser for recommendations on how to better convey feedback from the board.

Fisher told Speiser, "I don't want people to think that the formal method for communicating with this board is having to come to a meeting for the public comment section of the agenda. I think there is a lot of business that should be conducted outside of this room." He concluded, "This is not the preferred method to do it." Fisher did not acknowledge Eskridge's comment about having received Speiser's letter but not opening or responding to it.

Green continued. "I explained to them last night that you guys are going through a transition. You don't have a district manager so you don't have all the channels of

communication that you normally would and should have." She said she "wanted to help Peter open a channel of communications with you all to start talking about these things."

Fisher said the board would get with Harris to determine what the noise level really is and what the board's options are. He added that Plant A "was not supposed to be at this location this long." The board would start investigating this subject and would use Speiser as the customers' primary point of contact. Eskridge concurred that Plant A is a "temporary" plant.

Speiser, nevertheless, asked that Plant A "be cleaned up, made more appropriate for a residential setting, blend it into the neighborhood, add landscaping, add noise control, and address the various safety issues."

Green asked what the formal channel of communication should be for any Monument resident living in Triview who contacts her with an issue.

Eskridge asked Green to refer any such issues to Harris until a district manager is hired. He told Green that the district manager position would be discussed later in the evening during executive session.

No specific timeframe has been publicly announced for hiring a district manager during the past seven months. Valerie Remington, the wife of the former Triview board's secretary/treasurer who stepped down at the preceding regular Triview meeting on May 8, applied for the district manager position after it was first advertised earlier this year.

Kitchener Way landscaping issue continues
Triview resident Dale Myers asked the board for a situation report on the Kitchener Way greenbelt issue. At the May 8 board meeting, he and his wife Lynn had asked about upgrading the greenbelt after years of neglect and the district's failure to retain and use the developer's performance bond for this purpose. (<http://www.ocn.me/v12n6.htm#tmd>)

Eskridge replied to Dale Myers that Harris would brief the board later in the evening during his operations report on the Kitchener Way greenbelt area, including damage to power lines to the sprinkler systems. No timeframe was given for completing the upgrade to the Kitchener Way greenbelt.

Chip seal complaints continue
Former Monument Trustee Tim Miller said that rocks from unsatisfactory chip seal work on Lacuna Drive a year ago were still turning up in his yard, and he distributed some of them to the directors. The work was performed by a Triview subcontractor. He described tar on the cement and sidewalks and driveways from the repaving that still gets into his and his neighbors' homes. He noted that all the cracks in the road have reappeared following this faulty chip seal repair.

Fisher replied, "It's pretty common knowledge that this board finds that work absolutely unacceptable." He said "most of the key players" who made Triview's decision to use "that vendor" for this project "are no longer around for various reasons." He added "that vendor" is no longer used as an asphalt vendor by Triview due to the "absolutely ridiculous attempt at chip sealing that road. I don't think we're going to chip seal anywhere else in the neighborhood. That doesn't help your immediate problem. It is on our list."

Hurd told Miller he lives on Talus Road and that he had "a lot of tar that I had to pay a lot of money to get out of my carpet. It's real easy to track that stuff all over the place."

Fisher added that he did not "think there's any remedy left" with the vendor. "The opportunity for that is gone." The vendor and the district have swept the rocks several times. "I don't know if that was a poor execution of a chip seal or if that is a poor road to try and chip seal because of the grade of the road and other factors. So, agree with you wholeheartedly that that needs to be corrected."

Eskridge concurred saying, "It was a crappy job." He added that he would not ride his bike on the roads that were chip sealed. "When a new district manager is hired, that will help."

Miller said, "It would be neat to see some plan to get it back to a decent looking road." He added, "My neighbors didn't know you knew about it." He asked how his neighbors could communicate with the board. Hurd said that he thought that the former district manager had told the board that he was communicating with residents who had concerns about the chip sealing.

Miller also noted that the grass in the common area in the cul-de-sac on Lacuna Drive had not been maintained and that the dead trees needed to be replaced.

Wetland permit progress issue raised
Landowner and developer Miles Grant asked the board how the negotiations on the 404 permit for protected Preble's mouse and wetland habitat on his land were proceeding. Grant owns the vacant commercial lot on the north side of Baptist Road, adjacent to the east side of the King Soopers shopping center.

Fisher replied that 404 permit progress was painfully slow due to the lack of having a district manager to work on the issue for the past seven months. The district's plan was to have all the property owners with mouse habitat deed that habitat to the district and pay the cost of the transfer and the negotiations by the district.

Grant asked when a meeting of the affected landowners in Triview would be scheduled for arranging this unified mouse/wetland habitat consolidation under Triview's direct control to obtain permit approval. Grant stated that Triview was holding his escrow money for mouse habitat mitigation without doing anything to warrant the district keeping it.

Fisher said the necessary habitat mitigation work had not been done yet, but when it is performed, Grant's escrow money would be used to pay for that work. Grant said the work had already been done by Triview's own habitat consultant. Fisher said there would not be a large amount of time devoted to the 404 permit issue until the district manager position is filled.

Grant also said he would drain the numerous ponds in the 40 acres that he owns within Triview if the district does not hire a district manager in the next few weeks. He said the ponds, which are north of Academy View, are a liability to his company because they do not meet state standards. He asked for closer contact with Fisher to keep abreast of what the district is doing.

Fisher said that the district believes that Grant's property is still under Triview control under a combined 404 plan, that the ponds have value from a parks and trails standpoint, and that the district would prefer that the ponds are not drained.

Grant gave Fisher his business card and said he would call Fisher soon to follow up.

Update on district low-interest state loans
Steve Remington, a CPA, gave an update on the status of his attempts to refinance Triview's two state loans for about \$7 million from the Colorado Water Resources and Power Development Authority that he started before his term of office as board secretary/treasurer expired on May 8. He offered two options.

1. Compass Bank proposed refinancing at favorable terms as least as good as the authority's loan terms. He said his negotiations with Compass are proceeding, that the term sheet was probably not the final offer, and that the term sheet should not be signed by the board.
 2. Refinancing via new bank bonding for less than \$10 million that could be obtained at interest rates in the low 2 percent range due to certain undefined incentives currently in place. He said he did not know if voter approval is necessary for this undefined "special program" bank bond refinancing. Remington said this would be easy to explain to the voters if it would cost less overall, though there are some up-front loan origination costs for such a refinance.
- Remington also noted that moving forward on either would incur unbudgeted additional costs for research and paperwork preparation by Town Treasurer Pamela Smith. Smith works part-time as a private accounting consultant for Triview now that the management intergovernmental

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