

agreement between the town and Triview for operation of the district by town staff has been terminated at the town's request. Under this former agreement, Smith acted as Triview's staff treasurer on a part-time basis though there were long-term issues regarding lack of compensation by Triview for any of the work performed by the various town staff department heads.

Remington said he would await further guidance from the board before resuming these negotiations for the district.

Financial reports

The board unanimously approved three disbursements over \$5,000:

- \$7,547 to engineering firm Merrick & Co. for Promontory Pointe booster pump design work
- \$30,825 to National Meter & Automation Inc. for new water meters
- \$18,258 to Martin Marietta Materials to remove and replace asphalt on Jackson Creek Parkway and Baptist Road

Smith said that April sales tax revenues should be higher than those for March and bring year-to-date revenues back up to the same level as January through April 2011.

The April financial report summary noted that 61 percent of Triview's property taxes have been received. Smith noted that her report did not include the approximately \$1 million interest-only payment for Triview debt for the first half of 2012. When principal payments have to start being made to Wells Fargo Bank for the district's \$47.3 million bond debt, these semi-annual payments will be much higher.

She reminded the board that a quarterly payment of \$258,000 was made to the water and power authority in February. The May payment has not been reported yet. Overall total expenses are less than total revenues for all funds to date by about \$1.6 million.

The board unanimously accepted Smith's April financial report as presented.

Sanctuary Pointe well petition

Joe Loidolt and Baptist Road Investments (BRI) LLC petitioned the board to allow Loidolt, Classic Companies Inc. president, to build a house for himself in Classic Home's Sanctuary Pointe development before Classic begins actual development of that parcel that was previously called "Baptist Camp." Baptist Road Investments currently owns all of the Sanctuary Pointe property, including all the cabins and the conference center that Classic still leases out month-to-month. Classic CEO Douglas Stimple signed the petition for BRI.

Loidolt said he wants to build a house on the northeast corner of a 3.74-acre lot north of the Kingswood subdivision and adjacent to the existing interior road that extends north from Kingswood Drive.

Loidolt's petition seeks permission from Triview to use an existing 1992 Dawson aquifer well that is about 110 feet west of Loidolt's proposed lot as a temporary domestic water supply for his new house until Triview builds a potable water distribution system that can serve his house. This well is currently being used for a cabin on the west side of Loidolt's proposed lot. The cabin may be converted to a garage or shop building.

The petition proposes that Loidolt would be required to connect a water service line for the new house within nine months of availability to Triview's water system.

The petition also asks for Triview's permission for Loidolt to build a temporary septic system for his home. Loidolt would be required to connect to a Triview sanitary sewer collection line once one is installed next to his

lot. The petition proposes that Loidolt would be required to connect a sanitary sewer service line for his house within nine months of availability of Triview sanitary sewer service.

Triview water attorney Chris Cummins observed that some special districts do not allow any water wells to be used by homeowners within their service area that are not district wells. Loidolt's well would have no significant impact on Triview's future water production. There are also other wells and septic systems for the other houses and conference center on the property.

Cummins noted that the petition did not spell out who would pay for the various costs of the well and septic installations or the transition costs to Triview water and sewer hookup for each of these buildings, so a more detailed agreement would have to be written to respond to this petition. Loidolt agreed that these details would need to be worked out.

Cummins also noted that building a house on this lot would trigger a platting requirement in the approved town of Monument planned development sketch plan. This sketch plan includes a town condition of approval that requires all of Classic's water rights for the entire Sanctuary Pointe parcel to be deeded over to Triview at the time of platting.

After further technical discussion on several legal aspects of platting and operation and future capping of the existing wells, Eskridge said the board would discuss the proposal with Cummins later in the meeting during executive session for receiving legal advice and let Loidolt know what was decided. There have been no announcements to the public on the results of the executive session

deliberations that occurred at the end of this meeting.

Booster pump system options discussed

Curt Thompson of engineering consultant for Merrick & Co. briefed the board on the area that could be served in Promontory Pointe by the existing water tank without the installation of booster pumps and an emergency generator. Based on the modeling and field tests already performed for hydrant flows, Merrick determined that the maximum service elevation would be 7,139 feet.

But if the booster pump system is not installed, Thompson said, there would be water pressure issues in Promontory Pointe similar to those occurring in the northeast corner of Jackson Creek for new houses in higher elevations, routinely 40 pounds per square inch (psi) to 45 psi or less.

A two-pump booster station is needed to sustain

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