

that she hadn't been able to find a water master plan and several other documents and said she did not believe they would find any more documents. She said JDS-Hydro plans to develop "as-built documentation" because only about 30 percent of the necessary water system documentation could be found. She added that documentation had not yet been provided to JDS-Hydro by Merrick & Co.

JDS-Hydro's proposed not-to-exceed fees were:

- \$5,000 for background documentation acquisition/review
- \$47,000 for preliminary design of water storage, transmission, and pumping facilities
- \$74,000 for final design

Triview water attorney Chris Cummins noted that Triview's agreements with the owners of Home Place Ranch state that the new second tank will be at least 1.5 million gallons. Saramaa noted that this would likely require larger transmission lines and would make the residual chlorine requirement in distribution lines and the tank more difficult.

Saramaa also provided a conceptual topographic map that showed where water pressure could be expected to be at least 60 psi in the distribution lines from the new water tank. Much of the eastern half of Sanctuary Pointe will require a new permanent booster pump station to maintain at least 60 psi. Some of the temporary booster pump equipment may be salvageable and could be re-used in the second new eastern booster pump system.

Classic Homes plans to build the initial filing of new houses along the eastern boundary of Sanctuary Pointe. This will require the second booster pump station to be installed at the same time as the second water tank.

Classic Homes President Joe Loidolt told Saramaa and the board that he had expected to have cost and time estimates for Triview's Sanctuary Pointe water supply and distribution system before the end of November. Saramaa said JDS-Hydro had no contract yet to develop anything other than a draft scope so no cost or timing estimates had been developed yet.

Loidolt replied that he would meet with investors later in the evening to finance the final phases of Promontory Pointe and could not wait much longer. Currently, the second half of Promontory Pointe and Sanctuary Pointe cannot be developed because Triview cannot provide fire flows to fire hydrants in these areas at this time. He added that Classic's internal estimate is that the cost of the water tank, piping, and booster pumps would be \$3.0 million to \$3.3 million for a 1.5 million gallon tank and 12-inch distribution lines, but had not determined costs for a second booster pump system. He stated that Classic needs the new water tank and distribution system to

be on line in six months or Classic will run out of lots that they can develop due to the complete lack of fire flows.

Loidolt also stated that he did not believe the current JDS-Hydro scope of work proposal was practical and could be completed in time to allow Classic to continue developing its remaining vacant lots in Sanctuary Pointe and Promontory Pointe, nor does the proposed scope of work address fire flows in either development. Saramaa agreed on the fire flows issue, noting that it was not asked for by Triview.

Note: Triview Metropolitan District is a developer district and Triview must pay for the entire water infrastructure in Promontory Pointe and Sanctuary Pointe.

Loidolt asked the board if it could pay for and complete the installation at this time. There was no answer from the board.

Saramaa concurred that this larger amount of work would take more than six months. She asked for Loidolt's card. She also said she could not answer any questions about a booster pump station or fire flow requirements. Triview District Manager Valerie Remington acknowledged that she had not directed Saramaa to consider or plan for the second booster pump station or fire flows or the larger tank and transmission lines that Cummins had referred to.

Saramaa said she would now also consider the new detention time problems for chlorine in the larger distribution lines that appear to be necessary. She said the second tank could not be installed until the end of 2013 due to the time that will be required for the Colorado Department of Public Health and Environment to complete the mandatory tank review process. She also said her proposed time line could not be compressed.

After much more technical discussion, Saramaa said the board's estimated construc-

tion cost for the new Sanctuary Pointe system of \$3.0 million appeared to be low.

Director Cox said the board should not vote on the JDS-Hydro contract until Fisher and Harder could review the proposal. Remington suggested that the board approve a motion to allow her to move forward with signing the contract if Fisher and Harder had no significant reservations after privately reviewing the JDS-Hydro scope of work proposal. Remington asked the board to define "what is and what is not a significant reservation."

Eskridge also said he wanted to know if Harder thought there were still significant unresolved issues before signing the contract. He said Fisher and Harder should be required to provide their views to the other directors and Remington by Dec. 17.

Loidolt said there would be no final price for the Sanctuary Pointe water distribution project until JDS-Hydro asks for bids and there would be no timely fire flow solution for the remaining unsupported filings in Promontory Pointe, even though Classic is paying for the first booster pump system.

The board unanimously approved a motion to approve the JDS-Hydro design contract, subject to the approval of Fisher and Harder, and to delegate signing authority to Remington or schedule a special public meeting to resolve any remaining issues.

Before Saramaa left the meeting, she agreed to meet with all the directors before the Jan. 8 board meeting to answer any questions they may have. After she left, Loidolt told the board he needed an answer on the Promontory Pointe booster pump now, not three months from now. He asked when he could meet with the board to get answers. "I've got investors asking me, 'What's going on?'"

Cox told Loidolt to contact Remington to schedule a meeting with all the board members.

Remington said, "I'm not sure what I can tell him." She asked Eskridge what the board's position was on Loidolt's questions and if the board was moving forward, noting she had never before heard that a second booster pump system was mandatory for Sanctuary Pointe.

Cox said he thought that he thought Triview would have to put in the Sanctuary Pointe fire flow pumps but questioned who would do the work.

Eskridge replied that the board would have to "chat about it" among themselves. Remington asked Eskridge to call her after they had "chatted" and tell her what she should tell Loidolt so she "could pass it along."

Hurd stated that the board's concern was that the Promontory Pointe booster pump station cost was initially \$100,000 to \$150,000, but later that cost turned out to be closer to a half million dollars, and the installed equipment would be used only temporarily, then thrown away. Loidolt said Merrick's estimate was less than \$300,000, about what Classic was already contributing to the project. Hurd said

Merrick had never provided that in writing to Loidolt.

Cox disagreed and said that Merrick's first bid for the Promontory Pointe fire flow pumps was \$420,000 and that Merrick hadn't given that figure to Classic in writing.

Loidolt told Remington he would call her and the board and that everyone wants to "make this work." Then he left the Triview meeting to meet with his investors and give them an update on this meeting.


For more information on this Promontory Pointe booster pump issue see:

- <http://www.ocn.net/v12n12.htm#tmd>
- <http://www.ocn.net/v12n11.htm#tmd>
- <http://www.ocn.net/v12n10.htm#tmd>
- <http://www.ocn.net/v12n9.htm#tmd>
- <http://www.ocn.net/v12n8.htm#tmd0710>
- <http://www.ocn.net/v12n7.htm#tmd0612>

The board went into executive session at 7:05 p.m. to "conference with the district's attorney regarding legal advice on spe-

LIVING GOD'S GIFTS
bringing Christ into your financial life

INVESTING FROM A BIBLICAL PERSPECTIVE



Honoring God with Your Financial Blessings

CHUCK MAHER CFP Phone: 719-481-0549
 PO Box 39 Cell: 303-748-6352
 Monument, CO 80132 Toll Free: 800-873-9705

chuck@chuckmahercfp.com
www.chuckmahercfp.com

Securities offered through and supervised by Wilbanks Securities, Inc. Member FINRA & SIPC 4334 NW Expressway, Suite 222 Oklahoma City, OK 73116 405-842-0202 Fee Based Wilbanks Securities Advisory



"Look for Mike's Truck" 303-646-4499

For all your garage door needs!

- Springs
- Repairs
- New Doors and Openers
- Barn and Arena Doors
- Tom Martino's Referral List 10 Yrs
- Locally-Owned and Operated
- BBB Gold Star Member Since 2002
- Visa, Mastercard, and Discover Accepted

Call (303) 646-4499 **Mike's GARAGE DOORS**



SUSAN HELMICH

Custom Design • Engagement & Bridal Diamonds • Fine Colored Gemstones Restorations • Appraisals • Repairs

719-488-0448



www.susanhelmich.com
www.angelswithattitudes.com
 Proudly Made in the U.S.A.

Find us on Facebook

Monday - Friday 10:00am - 5:00pm
 Saturdays by Appointment

13710 Struthers Rd. Suite 120
 Colorado Springs, CO 80921