

concerns. He directed District Manager Remington to examine this year's budget to see if there was any way to obtain sod for the Oxbow greenbelt since it was a particularly egregious example and an area heavily used by children.

Residents Thomas and Arlene Olson were concerned about a vehicle fluid leak from a landscape contractor that discolored the street in front of their home. The board was aware of the issue and said that it was hydraulic fluid and that they would look into what was needed to improve the cleanup. Bornstein said he was very familiar with hydraulic fluid and that it would be impossible to clean up the discoloration without destroying the asphalt. He advised the discoloration should fade over time.

While they noted their frustration and desire for accountability, the residents at the meeting were cordial. They expressed their appreciation for Cichocki for his explanations and engagement with the residents on their concerns.

Note: In May 2013, Triview subcontracted its water operations management to an off-site company called ORC Water Professionals. Cichocki was hired in May 2016 as the Triview water superintendent, the first since 2013. He has been reporting to the board about landscaping, roads, and drainage maintenance issues this year just as much as he has been reporting on water system maintenance and Sanctuary Pointe water system construction. See www.ocn.me/v13n6.htm#bot0506, www.ocn.me/v16n6.htm#tvmd0517.

Resident Peter Gordon offered to organize his neighbors to help weed if the district provided weed killer. Other residents present said they were willing to help lay sod for the Oxbow open space problem if it helped with costs, and suggested the district organize some sort of volunteer residential cleanup day. Trustees Murphy and Bornstein expressed their appreciation for the way both the residents present and the Triview board respectfully talked about the issues.

Triview landscape standards policy approved

The board discussed a proposed landscape policy document that President Bolander said "will be the standard in the future" to guide maintenance personnel and provide accountability. This document can be reviewed on the Triview website at www.colorado.gov/pacific/triviewmetro/district-policies.

District Manager Remington explained to the board the results of her initial analysis on the cost to implement the policy. A basic "mow, blow, and go" costs about \$80,000

per year. Implementing the proposed standards would cost about a half-million dollars a year for supplies, repairs, and labor, not including additional equipment for employees added to meet the increased workload. Board member Mark Melville noted the current budget for landscaping, tree removal, sprinklers, etc., is about \$95,000 a year. The board discussed the standards extensively, primarily the need for increased xeriscaping to decrease water use and costs, concluding the standards were necessary but it would take time to fully implement them.

The board voted to accept the standards with the caveats that it will be financially constrained and be a multi-year implementation plan. The goal is to fully implement the plan in three to five years. The vote was 4-0 in favor of accepting the policy.

Road repairs delayed

Triview has been planning dis-

trict road improvements since September 2016, hiring the firm Terracon to advise on the most economic and effective approach (see www.ocn.me/v16n10.htm#tvmd). During public comments, the board was asked about the status since the summer is half over and no road improvements have been observed. Remington said the road work was supposed to have gone out for bids by the end May, but due to personnel turnover at Terracon the work has been delayed. Melville asked Remington if some of the money that was given to Terracon could be refunded due to the delay. Remington said she would look into it.

Remington also said once road work started, work on landscape improvements except for basic mowing will be affected because the public works personnel will need to help with lane closures and traffic control.

Contact information for issues in Triview

In response to the numerous concerns on landscaping, Remington clarified that the best options for informing Triview of any issues was to use the email on the website, info@triviewmetro.com, or call the office at 719-488-6868 and speak to Administrative Assistant Wendy Brown. Remington said email was monitored daily, and Brown was responsible for ensuring issues were sent to the correct Triview department for action.

New Sanctuary Pointe homes require sewage lifts

Remington brought to the board's attention that sewage lifts were being installed in the new homes in Sanctuary Pointe. She explained that sewage lifts are used when a home's solid waste pipes are lower than the central sewage pipe. She requested the board adopt standards similar to those of the City of Colorado

Springs for the lifts. She also requested a policy statement be developed to make clear to homeowners in Sanctuary Pointe that any sewage lift repair was the responsibility of the homeowner, and not Triview. The board concurred. Remington said she would consult with legal counsel on the wording and provide a statement for approval later.

Independent audit accepted

Independent audit firm Stockman, Kast Ryan and Co. presented the board with the results of its audit of Triview's accounts. Auditor Steve Hochstetter said the audit went well, and there were no indications of improper financial practices. Financial statements were "fairly presented in all material respects," which is the highest level of assurance the firm gives on financial statements. The board accepted the audit unanimously.

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