

TRI-LAKES REFORMED CHURCH

(RPCNA)

Woodmoor Community Center
1691 Woodmoor Drive
Monument, CO 80132

Sunday Worship 9:45 A.M.

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the next year until Cox was present for a meeting. There appeared to be consensus among the rest of the directors to appoint Cox as secretary/treasurer.

Resident criticizes condition of greenbelt area

Lynn Myers, who owns the home on the southwest corner of Kitchener Way and Bridle Ridge Drive, stated that she had lived there for 6½ years in a “neighborhood of very well-kept yards. People take pride in the neighborhood.” She also noted that gardens are not allowed, and she would like to have “a decent greenbelt area” near her home, the kind of greenbelt that Monument had required in approving the development’s site plan.

However, the original developer’s bond was released by the town before the greenbelt in her area was finished. The developer is no longer responsible, nor are the three area builders who took over the project and also went

bankrupt, before Richmond American Homes “put in some money.”

Myers then distributed pictures to the directors that she had taken of the 175-by-25-foot-wide greenbelt area and described the paucity of trees and grass in the predominantly sandy area. She also described the survival of “somebody’s idea of a shrub,” which she called the “most ungainly, ugliest plant imaginable,” which prevents the area from being neat, even after mowing. “It’s atrocious.” See OCN’s photo of the area on page 11.

Myers said she had tried to get the situation resolved with petitions she had signed by her neighbors and conversations with Triview staff and board members, while trying to be pleasant and not make anybody angry. “I hope you can do something about it,” she told the board.

Eskridge noted that newly hired Operations Supervisor Nick Harris would be solving the greenbelt rehabilitation problem, which is now funded with a separate line item in this year’s Triview budget. He added that he commutes to work past this greenbelt every day and he agreed that the shrub is ugly. He also thanked the Myers for the work they have done maintaining the high quality of their personal landscaping.

Home Place Ranch wants water service

Jon Witt of NavPoint Real Estate Group said he was representing the owners of the Home Place Ranch property and would like to set up a meeting with the board to discuss a phasing option to get water from Triview to the site.

Fisher said this should be done outside of a board meeting, but only after the board “receives input” from the Town of Monument regarding what has already been discussed by NavPoint and Monument Director of Development Services Tom Kassawara regarding land use issues.

The board would then designate one or two directors to have a workshop with NavPoint on water service issues. Eskridge asked Witt to have Kassawara provide a synopsis of the land use information already discussed to Triview to expedite coordination.

2011 audit approved

Auditor Tom Sistare of Hoelting and Associates gave a detailed technical briefing of the audit process that resulted in his formal unqualified or “clean” opinion. He also noted that he and a colleague conducted a four-day visit in March to ensure that internal financial controls had remained unchanged and discussed numerous specific numbers and trends in the final audit report.

Triview financial consultant Pamela Smith, who is also Monument’s town treasurer, stated that the audit process used by Hoelting for Triview is the same process used for every district and every town. She also said it is up to the board to say what additional information they want Hoelting to provide if the board wants a different audit process. If the board wants Hoelting to provide preview presentations of audit results by Sistare, Triview would be have to pay an additional cost.

The board unanimously approved a resolution to approve the 2011 audit.

Financial reports

Eskridge asked about the Colorado Water Resources and Power Development Authority (CWRPDA) charges in the financial reports. Smith said Sistare had asked her to make small changes in her quarterly reports to CWRPDA, and the recommended changes appear to be acceptable to CWRPDA at this time with respect to the district’s loan rate stabilization fund. **Note:** CWRPDA forced Triview to raise its rates by at least \$4.93 in June 2011 to better ensure the



Above (L to R): On May 8, Triview Metropolitan District Board President Bob Eskridge swore in Director Tom Harder, who was appointed to a four-year term. Photo by Jim Kendrick.

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