



Colorado City Metropolitan District
PUBLIC NOTICE
BOARD OF DIRECTORS STUDY SESSION

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday September 24, 2024, beginning at 6:00 p.m.

1. Sheriff Lucero to address Board: Steve Bryant-Under Sheriff, Mark Meyers & Capt. Romo

District Manage gave general information of items citizens have had issues with recently: Campers parked long term on sites, fences being cut, open wood fires in middle of brush lots (trash being burned), questions of where human waste are going if trailers never moved off lots.

As a board – have ability to add fines (now) but will it bring additional lawsuits that the CCMD is not financially equipped to fund.

Homeless citizens moving to rural areas where they believe there is less chance of being bothered.

Various CCMD citizens told of instances when they had contacted Sheriff Department and have received unfavorable comments or help.

CCMD citizens explained incident where owner of property stated he could not get to his property, so was going thru another citizens property to access, Sheriff told him that he had the right to cut fence to gain access, although his access was plotted on map through a riven (couldn't get thru). Citizen stated that is not this property owner's problem, and cutting the fence was destruction of his property, why does this person that is trespassing have Sheriff's backing?

Citizen was told to contact CCMD-Jim Eccher regarding squatters. Another citizens when calling for assistance was told to "stop calling", comments of they are doing nothing wrong, or have received different excuses from officers that do not know the CCMD covenants (what allowed or not).

Under Sheriff requested information from these citizens to check into, as this is not acceptable service from there office for customer service. He stated that he will have an education/training session (a lot of newer staff) to ensure they are informed of our rules, regulations and convenances.

Burning of trash, is Fire Department, but yes need to be contacted when happening. If no burning, they can face \$1000 fine. But it does involve Health Dept also. Only wood can be burned, no trash.

Under Sheriff noted, that these things all take time and usually coordination with other offices: Health Department, Attorney, CCMD & others. Unfortunately not quick fixes.

If you receive bad service from a Sheriff, Deputy, etc. There is an on-line form, please complete so they can investigate, as this is not the service we should be receiving.

Under Sheriff did state that as criminals and times change & evolve, we (CCMD) need to change/update rules/regulations to manage the new issues.

District Manager stated that in the past there had been a quarterly collaboration meeting with: County Attorney, Pueblo West & other counties, Health Dept. Regional Building, which was held to brainstorm issues, different ways to handle problems, etc. He felt it was very helpful and was seeing results. Would it be possible to reassemble this group?

2. AOS Certification scheduled for Oct 8 Public Hearing

Yearly required meeting. Housekeeping item.

3. Cyber security update to our security with One point sync

One year ago, approved to add the additional security. One point has added many items: firewalls, vpn, full log-in, anti-virus, ransomware, off-site nightly back-up, etc. They also have live monitoring. Staff receives daily emails of back-ups and any virus infractions.

- Need to have read into minutes to keep level of Insurance Policy at a higher level.

4. Report from Tracy Owens RJH

Tracy states she is looking at end of 2024 for completion of the RJH plans, as she had not completed project with both jobs (dam & plant) happening at the same time.

Chairman Elliott not happy with this last-minute change, as told would be completed end of September, now another hold-up before moving on. Why are they being allowed to push out dates? Need confirmation that this will not jamb up process with state.

Mr. Eccher to send strong language letter to Mr. Perry to ensure how we feel, ensure he knows of the delay.

5. Valve Project in North Park Way

Tuesday night shut down of North Park Way. Started around 9pm: had 2 problems, found cement in line (which did crumble and breakup easily)

Valve by Bank 6" & 8" had to add additional valve in this area. Completed Wednesday morning around 2:30am.

Had a brand-new seal blow out, had to dig backup and redo by the next evening.

Received 1 compliant – copy on file.

Rented light, CCMD should include in budget for future, made working easier and safer for staff. Approximately 10k for light to have on hand.

1 valve complete in Devils Tringle

10 people out of service from approximately 10am to 130pm– then done.

A lot of the CCMD lines are a Mystery, as original planners did not keep good records.

6" line shut off – can try different way, to shut off lines.

6. CCAAC Reviews

3825 Cuerno Verde – Paint House – new colors. Approved by CCAAC committee.

7. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.

8. CITIZENS INPUT

Some comments listed under #1, as citizens input requested.

Harry Hochstetler – stated he has been on the CCAAC and understands they put in a lot of personal time to research violations, send letters and have nothing happen. Believes CCMD is going to lose good volunteers if fruits of their efforts are never back or see results.

Bob Smith – read letter composed by CCAAC committee to the Board regarding moving forward with House Bil 24-1267 regarding adding fines for major covenant violations. Letter on file.

Greg Colter – Question: what violation exactly was the notice in the past newsletter referring to? Explained it was due to damage & then stolen computers with past data that was needed by state that we could not submit until data recovered, by time data recovered our submittal was past state deadline, which caused the violation.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Sarah Hunter, Board Member

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday September 24, 2024, beginning at 7:20 p.m.

- 1. **CALL TO ORDER.**
- 2. **PLEDGE OF ALLEGIANCE.**
- 3. **MOMENT OF SILENT REFLECTION.**
- 3. **QUORUM CHECK**

Chairperson Neil Elliot
Treasurer Sarah Hunter
Secretary/Co-Chair, Clint Gross
Director Greg Collins
Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager
Sandi Oglesby, Reception/AR
Gary Golladay – Water/Sewer

- 4. **APPROVAL OF THE AGENDA**

Mr. Collins motioned to approve the agenda. Mr. Davis seconded the motion. Vote called. All board members approved.

- 6. **APPROVAL OF MINUTES.**

Regular Meeting
CCACC Minutes

Short busy week will have last week and this meeting notes completed for October 8th meeting.

- 7. **BILLS PAYABLE.**

Mr. Collins motioned to pay bills. Mr. Davis seconded the motion.

Discussion: Mountain Repair – Golf Course or the Maintenance Shop? Should be Maintenance shop, change will be made to GL account to correct.

Vote called. All board members approved.

8. **FINANCIAL REPORT.**

Mr. Davis motioned to approve financial report. Mr. Collins seconded the motion.

Request for Cristy to pull monthly report (year to date, compared to last year) moving forward.

Also request for a graph format. She stated they had just approved the bill for purchase of additional software that will allow her to create that data for them.

Vote called. All board members approved.

9. **OPERATIONAL REPORT.**

North Park – GMS new lines being added to Diamond Maps.

Needs approval & lab test (required). Obtaining price for each option below.

Option 1) Gravity System – preferred system

Option 2) New Grinders – Not sure if enough pressure with E1 vs E2 - Grinders would be Homeowners responsibility. But would need Board approval for CCMD to purchase. Landscaping at homes would have to be repaired too.

FYI – Landscaping damage from previous work at Erin’s house will be repaired by CCMD.

Have a water line break by Kingdom Hall & Southern Colorado Real Estate Brokers on Glen Eagle. Staff hopes to work on this in morning. They have been notified daily.

Wells: Rodeo well – contractor tried 2, baylor stuck, working on this project.

Summit well – pump installed, pumping 220 galls min – good rate.

18 Hole well – repaired – ran test – leg of the pump may be broken – checking if this one struck by lightning also. If so – repair would be covered under insurance.

Duell well – not this time. These 3 wells can produce 1M gals a day.

- a. Beckwith Dam report: Lake level for 9.18.24 was 13’2” . – Full report on file.
- b. Committee Reports Newsletter for Sept Ray

ATTORNEY Report: Confidential

10. **AGENDA ITEMS:**

Enter into minutes the One Point cyber security work, so we met requirements for the record.

One year ago, approved to add the additional security. One point has added may items: firewalls, vpn, full log-in, anti-virus, ransomware, off-site nightly back-up, etc. They also have live monitoring. Staff receives daily emails of back-ups and any virus infractions.

CCACC:

Discussion/Action

A. New Construction:

1. 3821 Cuerno Verde Blvd

Paint

Mr. Collins motioned to approve paint color for above listed property. Mr. Gross seconded the motion. Vote called. All board members approved.

B. Actions

- a. 0 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

11. **OLD BUSINESS.**

* Road Resolution

Attorney – Carolyn needs to clarify some items before completion.

* Goals and achievement Plan/ Strategic plan – on hold

* CORA Resolution – Working on

* Sound System – Mr. Eccher contacted a company they are putting together a package with pricing for us with various options.

*Cleaning Contract – Did not have time since meeting last week with other items, i.e. North Park Way lines.

*Sub-out Meter Replacement – Ayden has not had time yet either.

*Carolyn (Attorney) still reviewing Covenant items.

12. **NEW BUSINESS:** Budget Committee

Cristy working on Audit. Maybe 1st week of October, may have information.

13. **CORRESPONDENCE :** N/A

- 14. EXECUTIVE SESSION: N/A
- 15. ADJOURNMENT. Meeting adjourned at 7:45 p.m.

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Neil Elliot, Chairman

ATTEST:



Sarah Hunter, Board Member

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