



**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 March 31, 2026, beginning at 6:00 p.m.

1. **2024 Audit review:** Sam Denardo was here to tell us about the 2024 audit. It is now complete. Jim, Cristy, Bob Sievert, and Neil Elliot met with him for about 2 hours.
The auditor's opinion letter is about 3 pages.
The financial statements focus more on details.
Governmental activities = the general fund.
Business type = Enterprise funds which are water, sewer, golf, and property management.
Statement of activities are the Revenues and Expenses
Total General Revenue is Net Income.
We have positive numbers for 2024
Non expendable are prepaid expenses/Delayed Capital spending
Our objective now is to get 2025 done before July 31st so it is not late.
2. **MOU with the County, Rye, and CCMD for VFC:** Voted last October. We were able to get a MOU that will be signed with all participants. Pueblo County \$1,000, us \$250, and Rye \$250.
3. **Resolution 4-2026 Accepting Roads Maintenance:** Buildings on lots at Aztec, Hildy Dr, and Miles lane, We need to accept and maintain the roads within 18 months if not expedited. The builders will needs road access for the Building Notification is needed to get started.
This way we have time to put it into our budget.
We get payment upfront.
Cistern and septic systems.
4. **Master Service Agreement Wilson:** There is no pricing in the task order form.
Pricing is not to exceed – before signing.
We are agreeing on tasks changes to be placed before agreeing.
2.5 – 7 – 8.4 – 12.7 – 13.7 – 17.210

5. CCAAC Review: 4 builds: 3 sheds and 1 fence.

Geese problem – contacted Cody and Justin.

Covenant signs arrived and will be put up.

RV to be towed.

6. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor:

7. CITIZENS INPUT: Shaunda Sims from First Light Home Care – First Light Home Care is a non-medical service provided in 39 different states and would like Colorado City residents to use their service. They have been in the business for 12 years, Family owned, with a google rating of 4.8. They currently have 60 – 65 caregivers for companion care, dementia, travel, and for veterans. Accept VA, Longterm, MDC, and personal payments. Will go to the houses, retirement living, etc.

Engage – Educate – Empower

Greg Colter had discussion with Jim on the compliance system on collection – Cirsa requires every 3 years clean and jet sewer lines.

3 ways to do this – Smoke Test, Jetting, and Cleaning.

Funding is available.

Diamond Maps – can enter all the manholes and areas of concern. This takes 15-20% more time.

He would also like to advertise to the public about circumstances.

David Dorrance is concerned that we are still growing and selling water taps when we have no water. He thinks we need to slow down growth. Jim informed him that we do not just count on the mountain water, we have 5 wells and we do average for about 10 new homes coming in per year. Our build rate has slowed down due to interest rate being high.

Liz Colter – Has concerns that we have no full time Sheriff in our area. Wants the area off Saratoga heavily patrolled for the next couple of weeks due to partying in the area and graduation. There are stacks of wood and fire rings. This is very dangerous because of accidents and fires. There is also an area off Geronimo. She thinks with us contacting Sheriff, they will respond to us better than her. She was highly recommended by the board to contact the Sheriff dept.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday March 31, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER: 7:30 pm**

2. **PLEDGE OF ALLEGIANCE:**

3. **MOMENT OF SILENT REFLECTION:**

4. **QUORUM CHECK: Chairperson: Neill Elliot**
Board Member: Greg Bailey
Board Member: Bob Sievert
Board Member: Karim Ayoub
Board Member: Ray Davis

Also in Attendance:
Jim Eccher, District Manager
Roberta Anderson, A/R Reception
Gary Golladay, Water/Sewer

5. **APPROVAL OF AGENDA: Mr. Sievert makes a motion to approve the agenda, Mr. Bailey 2nd the motion, All in favor**

APPROVAL OF MINUTES: Mr. Ayoub makes a motion to approve the minutes, Mr. Sievert 2nd the motion, All in favor

7. **BILLS PAYABLE: Mr. Davis makes a motion to pay the bills, Mr. Ayoub 2nd the motion**
Mr. Davis is concerned about the cost with A-Squared.
Mr. Sievert explained that he met with them about cutting costs, etc. but due to the old software that runs our plant it is not an option.
Mr. Elliot questioned why we are getting tools from LL Johnson.
Mr. Bailey explained they were probably for adding irrigation and trench shovels break.
Mr. Elliot wanted to know if we hadn't paid Utility Notifications since August. This is true because they were sending it to our old emails.
All in favor

8. **FINANCIAL REPORT: We are up in January compared to in the past with billed water**
Standpipe has been recalibrated and still at 40 instead of 60.
Mr. Davis stated we need an upgrade surcharge for the standpipe.
All in favor

10 **OPERATIONAL REPORTS: June 6 is our Spring Clean up from 8am to 11:30am.**
Talk about a charge for the use of our ball fields to non-residents.

- a. Beckwith Dam report: Normal
- b. Committee Reports: Newsletter February Bob

11. ATTORNEYS REPORT: We have until April 16, 2026, to get the attorney to move forward with the case.

12. AGENDA ITEMS:

2024 Audit and File with the State: Mr. Davis makes a motion to accept the 2024 audit and requests to file, Mr. Sievert 2nd the motion All in favor

Mou with County Rye and CCMD for VFC: Mr. Sievert makes a motion to accept MOU, Mr. Bailey 2nd the motion All in favor

Resolution 4-2026 Adopting Road maintenance: Rocky Blvd – Aztec – Miles Ln – Cul-de-sac, Ventura – Lawrence – Hildy Dr. – Ventner Ave. Mr. Ayoub makes a motion to adopt all, Mr. Sievert 2nd the motion Mr. Bailey – yes, Mr. Ayoub – yes, Mr. Sievert – yes, Mr. Davis – yes, Chair - yes

Master Service Agreement (Wilson): Mr. Ayoub motions to table, Mr. Davis 2nd the motion Chair tabled Submit changes

13. OLD BUSINESS: Meter towers – hook up to the tower on Butte – American Tower.

Mr. Bailey question why we had to hook up to their tower.

Reason was in hopes to cover the whole area

Mr. Bailey stated we used to have a repeater on that tower unless it was removed.

Mr. Elliot will explore it.

Mr. Elliot would like a written plan from the head of each department as to what's coming next, any issues, and where help is needed. This is to provide guidance for budget and board.

Goals and achievement Plan/ Strategic plan/ Ranch Water/Rosemont and Camelot/Meter Changeout/Water loss/Water Survey and Leak Detection/Meter Towers: N/A

14. NEW BUSINESS: PACOG – El Tap with classes and grants geared to road scholar series – Greg George

Envida – funded by grants. Medical transports, elderly, disabled, rural routes.

RTA (Regional Transportation), Colorado Department of Transportation – For improvements.

Cemetery Revamp by the old ballfield.

5. **CCACC:**

A. New Construction

1. 4783 Mosca Place
2. 4743 Mosca Place
3. 4110 Estelle Ave
4. 3187 Stanley

Shed

Shed

Shed

Mr. Davis makes a motion to approve, Mr. Ayoub 2nd the motion

Mr. Sievert – Yes, Mr. Davis – Yes, Mr. Ayoub – Yes, Mr. Bailey

Yes – Chair - Yes

B. Actions

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

16. **CORRESPONDENCE: N/A**

17. **EXECUTIVE SESSION: N/A**

18. **ADJOURNMENT: Mr. Davis makes a motion to adjourn the meeting, Mr. Ayoub 2nd the motion Adjourns 8:17 pm**



Neil Elliot, Chairman

ATTEST:



Robert Sievert, Treasure

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