



**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 January 27, 2026, beginning at 6:00 p.m. President Elliot welcomed all attending it is nice to see a crowd.

1. CCAAC Review: Palumar new build. An application was started. Waiting on the foundation plan. He has done everything he is supposed to do.

5034 Vigil Dr. 1300 sq ft build. Approved through Pueblo County Bldg. Unit 1.

Complaint off Colorado which is now gone. Bob had received deputy assist to post. Only took them a few days to remove.

2. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:

3. CITIZENS INPUT: Round Table discussion on Wednesday at 10:30am. Board members attending will be Mr. Ayoub and Mr. Sievert. Reiterate that we don't want to have a bunch of campers out there due to low moisture and dry summer which is very worrisome. Fire safety and wildfire risk to be discussed.

RockSol- Based out of Colorado Springs - Doug
Wilson and Company – Dave

Joel Sanderson – Raton New Mexico. Paid for water/sewer tap. Contacted Jim. Needs to pay \$8,000 more now. Is asking to honor \$16,400 or refund. 3900 Colorado Blvd Lot 272 Unit 5.

Les Childs – 2811 Blue Spruce. It feels unfair and unjust. He's hauled off several loads cleaning up the property. He's used 5 roll offs so far. Requesting extension to clean up lot.

Jon Alford – Unit 45 Lot 314, put a shed on the property and have been driving on a road across somebody else's property. They will move the shed. They are going to get a building permit in the spring and are aware there is no sewer and water on the property.

Niko Dowling – Runs Niko's Yard, Trees, Composting, Social Enterprise. Closed on their Second Parcel. Off Little Snake close to Jefferson. Unit 1230. Wants to plant trees putting up a temporary tank. Doesn't want to put a road in yet. Also, wants to put a stand up for firewood.

- a. Beckwith Dam report: See packet for readings
- b. Committee Reports: Newsletter Feb – Karim – Include the CCAAC successes

11. ATTORNEYS REPORT: Received a letter.

12. AGENDA ITEMS:

Accept the decision for Wison and Company after RFP review

Mr. Ayoub makes a motion to start the scope and negotiation of the fee to be

Entered into Colorado City Metro Dist and Wilson and Company. Mr. Sievert 2nd the motion all in favor.

Lot 272 Unit 5, Waive current tap fees and the contract needs to be updated to the current contract with the building limits.

Mr. Ayoub makes a motion to approve Mr. Sievert 2nd the motion

All in favor.

13. OLD BUSINESS: The bladder is being sent out to the company. The insurance company made an offer to

Leo. We're going to have to have a talk with Leo and tell him this is what our insurance company is offering, and we can't go any further.

Need to schedule an executive meeting.

Goals and achievement Plan: N/A

Strategic plan:

Ranch Water:

Rosemont And Camelot: Need to set up an appointment with the sheriff

Meter Changeout: N/A

Water loss: N/A

Water Survey and Leak Detection: Working on

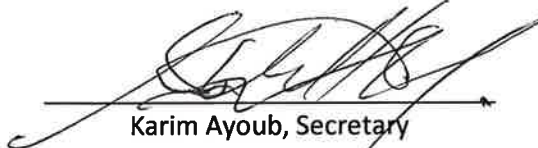
14. NEW BUSINESS: Meeting Thursday with the Interns

PACOG – Mr. Ayoub was appointed CO-Chair. He encourages everybody to go see the plan and check it out, Make comments and vote.



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Secretary

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.