



**COLORADO CITY METROPOLITAN DISTRICT  
BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday April 28, 2026, beginning at 6:00 p.m.

1. GMS bill for Sept 2025: We were billed for the months September to April and Tom is present today.

Mr. Elliot questioned Tom about how much the current invoice pertains to the bladder.

Tom stated he was uncertain.

Mr. Elliot states it appears that we are paying for the bladder blow-up. Questioning Tom why are we paying for it? Why was there no blow off valve, or some kind of precautions?

Tom stated that it did have an overflow valve. The conclusion was the bag was over pressurized Which was not the district's fault. It was an AWS (Amazon Web Service) failure system and the bag just failed.

Mr. Elliot also asked why GMS doesn't pay for the fault.

Mr. Ayoub ask Tom for an invoice breakdown of Hours, bladder, etc.

Tom said he will get us the breakdown.

2. CRWA Apprenticeship Program: Gary met with Kiwana as well as Jim about the apprentice Program. The apprentice program is \$4500 to go through the training and we get \$35,000 back on the grant money. When the testing is done, they write student a check for \$5,000.

Right now, we are working with PCC and will get back with her at a later time.

Mr. Elliot asked what our next step is?

Mr. Bailey said it is \$3500 per person if they go through the whole series.

Currently, we have 1 for sure at \$875 a semester and Gary, Jim and Cristy will be mentors.

We would like Ayden to go through the classes if possible.

Jim recommended the board go with the CRWA Program.

3. CCAAC Review: Application Corrections: 1 build at 6032 Olympus which Randy approved. It Is a stick build with no issues.

4 letters: C246, C247, C248, and C249. C247 to serve the cost is \$200 - \$500 to get a deputy.

C231 Jim spoke with Ross at the Fire Department, and we are unable to burn due to asbestos, plastics, etc.

Neil questioned if we could file trespassing charges.

C222 Flood plain violation by Mr. Ayoub sent to Tim Zandt.

C244 Junk vehicles – stopped the letter process but should continue with the Holding Company.

C119 condemned house which is a health risk. In 2022 the address was the same, they do not accept the mail.

Bob questioned if they could be served with a lawsuit

Mr. Elliot stated he is an active realtor in Lakewood. We could hire a server.

Mr. Ayoub stated it is \$150 plus for a process server.

Jim stated to send a 3<sup>rd</sup> letter with the charges, then send a process server.

Mr. Ayoub stated Dietz & Davis would have ideas for processor.

Mr. Elliot stated to send a deputy.

Complaint – they moved the storage shed and will move the camper.  
Covenant signs – the posts are not strong enough; we need to get 7 more posts to set next to the litter signs.  
Other signs we might need are for the Pavillion that a reservation is needed through the Metro.

4. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:
5. CITIZENS INPUT: N/A

### BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday April 28, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER:** Chairman Elliot called the meeting to order at 6:53pm.
2. **PLEDGE OF ALLEGIANCE:**
3. **MOMENT OF SILENT REFLECTION:**
4. **QUORUM CHECK:** Chairperson: Neill Elliot  
Board Member: Greg Bailey  
Board Member: Bob Sievert - Excused  
Board Member: Karim Ayoub  
Board Member: Ray Davis - Excused  
  
Also in Attendance:  
Jim Eccher: District Manager  
Cristy Adams: Finance Manager  
Roberta Anderson: AR/Reception  
Bob Smith: CCAAC  
Gary Golladay: Water/Sewer
5. **APPROVAL OF AGENDA:** Mr. Bailey motions to approve the Agenda, Mr. Ayoub 2<sup>nd</sup> the motion. Chairman Elliot Calls the vote, all Board Members are in favor.
6. **APPROVAL OF MINUTES:** Mr. Ayoub motions to approve the minutes, Mr. Bailey 2<sup>nd</sup> the motion. Chairman Elliot Calls the vote, all Board Members are in favor.
7. **BILLS PAYABLE:** Mr. Ayoub motions to pay the bills, Mr. Bailey 2<sup>nd</sup> the motion, Chairman Elliot No  
Jim said 4 bills came in yesterday. A squared, GMS, City of Walsenburg, and Cold Springs Permit renewal.  
Mr. Ayoub asked who Meyer and Sams were = GMS  
Mr. Elliot questioned the locksmith. We needed them ASAP. Cristy added that we would be looking for cheaper one in the future.  
Mr. Elliot is struggling to pay GMS and their invoices. Mr. Ayoub stated that it is our responsibility to keep residents with water.
8. **FINANCIAL REPORT:** A financial report is enclosed with wastewater. We are tightening up our numbers and getting closer. Standpipe is re-adjusted and runs off pressure not volume. Chairman Elliot stated we need another Standpipe.  
Jim stated with the process of the loans, we cannot spend the \$60,000 - \$70,000.  
Standpipe is \$45/1000 and should be \$60/1000  
Cash balances in all accounts. We also started getting property taxes in and did receive more PFAS money.

**9 OPERATIONAL REPORTS:**

- a. Beckwith Dam report: lost ½'. Mr. Bailey and Jim will try to remedy.
- b. Committee Reports: Newsletter March Ray: Will have this week.

Mr. Elliot spoke with the sheriff and Applewood cleanup. Jim stated he needs to schedule with Ayden

**11. ATTORNEYS REPORT: N/A**

**12. AGENDA ITEMS:**

**GMS ARPA:** Approved in bills.

**CRWA Apprenticeship Program:** Mr. Ayoub makes a motion to go with CRWA, Mr. Bailey 2<sup>nd</sup>  
The motion. Mr. Ayoub – Yes, Mr. Bailey – Yes, Chairman Elliot – Yes.

**13. OLD BUSINESS:**

Goals and achievement Plan/ Strategic plan/ Ranch Water/Rosemont and Camelot/Meter Changeout/Water loss/  
Water Survey and Leak Detection/Meter Towers: N/A Filters were changed at the Water plant.

Filters were changed at the Water plant.

**14. NEW BUSINESS:** We are sending out public notice with our bills for not reporting last month. This is for our 2023 sanitary survey.

**A. CCACC:**

- 1. 6032 Olympus Drive New Construction: Mr. Ayoub makes a motion to approve, Mr. Bailey 2<sup>nd</sup> the Motion, Chairman Elliot calls the vote. All Board Members are in favor.

**B. Actions**

- a. 4 First Letters: Mr. Ayoub makes a motion to send the letters, Mr. Elliot 2<sup>nd</sup> the motion. Chairman Elliot calls the vote. All Board Members are in favor.  
Send C247, C248, C249, withhold C246.
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

**15. CORRESPONDENCE:** Mr. Ayoub asks the board to do a 10-minute survey of bike paths. Funding throughout Colorado for future grant money. Rye and Colorado City free data. Jim will place it in the Newsletter and social media. Mr. Elliot will have VFC put on Facebook.

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

**17. ADJOURNMENT:** Mr. Ayoub makes a motion to adjourn the meeting, Mr. Bailey 2<sup>nd</sup> the motion, Chairman Elliot adjourns the meeting at 7:30pm.



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Neil Elliot, Chairman

ATTEST:



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Greg Bally, Director

**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.**