



**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 February 10, 2026, beginning at 6:05 p.m.

1. Roundtable discussion with Pueblo Departments on 1/28/2026:
Sheriff attended stating their ticket books are outdated. Fire concerns were addressed. They have a very tight schedule so it is hard to schedule more times but anything you want addressed, get ahold of Mr. Ayoub and he will follow through for you. All department heads are taking care of their own departments. We need to be able to have more access to them.
2. SHPO Quote for Dam Project: We were hoping to get SWCW in but did not.
He had nothing to say but "Thank You" Mr. Ayoub came down and helped Jim pull google earth showing sewer and water lines.
3. Meeting with PCC for interns: Met with Philip and Bret from PCC. Mr. Ayoub also attended. If we join this program, we get first choice on the interns. The Fame Program is 100% successful. This is the program that they use. They also use a lot of what we use which puts us and them at an advantage.
Also met with Mr. Vialpando. He makes the kids learn through their mistakes.
We are moving forward
MOU Agreement
National Program
4. Update on gate to Tank 3: I have been working with Jared at High Country Fence. We will probably need 8 remotes and a keypad. We also decided that up the hill would probably be the best and for all seasons.
5. Offer for Purchase Land Unit 1 Lot 941: This property has no water/sewer. The offer is \$1900.
6. CCAAC Review:
C237-Jordan Bird- LLC is asking to be relieved of any Liability from the trash and vehicles next to Jordan Bird.
C242-1st letter sent on January 28. On February 4, he contacted us asking if he could leave the conex if he has a building permit. This property has no water/sewer. He was told to contact the county and was also given the CCAAC checklist.
C229-shed, Alford-Called on February 4, the moving truck broke down and will be another week to get fixed. They have been staying in touch. The truck is now fixed and should be moved soon.

C231-Abandoned RV-Still needs to be towed. Sits on 3 lots. The sheriff did say we could tow it. It sits more on our land than anybody else's.

C243-Illegal Shed-New Complaint-Zoned A4, first letter and also post on the shed if approved.

C222-Nowroozi-No longer in litigation. Illegal shack, RV coach and pickup parked on greenbelt. Need to proceed with fine letters.

Put up 5 littering signs.

Covenant Signs-I recommend the 12" x 18" in HIP Reflective sheeting at \$20.25 per sign.

Need to know what you want on sign

Need 6 signs for a total of \$121.50 + tax and stainless-steel mounting bolts.

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

8. 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 February 10, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER: 6:47pm**

2. **PLEDGE OF ALLEGIANCE:**

3. **MOMENT OF SILENT REFLECTION:**

4. **QUORUM CHECK: Chairperson Neill Elliot**

Board Member: Greg Bailey

Board Member: Bob Sievert-Excused Absent

Board Member: Karim Ayoub.

Board Member: Ray Davis

Also in Attendance:

Jim Eccher, District Manager

Cristy Adams, Finance Manager

Roberta Anderson, A/R Reception

Gary Golladay, Water/Sewer

Bob Smith, Architectural Committee

5. **APPROVAL OF AGENDA: Mr. Davis motions to approve the agenda, Mr. Ayoub 2nd All in favor.**

6. **APPROVAL OF MINUTES: Mr. Ayoub motions to approve the agenda, Mr. Davis 2nd All in favor.**

7. **BILLS PAYABLE: Mr. Davis questioned if we were charging enough on water to the golfers.**

The other question put out was why Parker Excavation was just now coming in, and they were sending their invoices to the wrong email.

Mr. Davis motions to approve to pay the bills, Mr. Ayoub 2nd All in favor.

8. **FINANCIAL REPORT: Next meeting.**

9. OPERATIONAL REPORTS: Dam weekly is staying even at .1 difference 14.1 million. The lake has gone up. We plan to hit mark up earlier this year so that going into summer, we are prepared for weather. Beckwith plant produced 15 million 290 thousand gallons and cold springs produced 602 thousand gallons of water. All the water produced at Cold Springs was pumped to tank 3. We had a break on Lunar and Gulf Stream.

The press is down and the pump motor was taken in to be repaired.

We are moving forward for compliance-locating manholes and painting them, checking depth, flow direction, and condition of walls.

Bladder is ready for transport. Worked on Backhoe. Maintenance on all equipment.

Basketball began and the games are at Rye Elementary and Craver Middle School.

Parks and Rec are working on setting up a night at the high school during their games, players will be granted free admission and be recognized during the games.

We have started moving bleachers around at the park to prepare for high school baseball and will add a net.

Golf Revenue January 2024: \$24,718

January 2025: \$27,520

January 2026: \$58,257

January 2026 Memberships sold 49 = \$27,240

Cart Memberships 33 = \$20,460

Cold Temps kept us closed most of the month. We were open for just 9 days in January but were able to have a tournament on January 1. All carts have been serviced.

- a. Beckwith Dam report: See the report
- b. Committee Reports: Newsletter January Neil

10 ATTORNEYS REPORT: N/A

11. AGENDA ITEMS: Mr. Elliott makes a motion that we do not take the offer of \$1900 and the minimum that we take is \$3000. Dropped lack of 2nd

Mr. Bailey makes a motion undeveloped, no water or sewer to accept \$1900 Mr. Ayoub 2nd
Mr. Bailey withdraws his motion

Compromise and counteroffer for \$2500. Mr. Bailey accepts the motion, Mr. Davis 2nd
Mr. Elliott has concerns that we are not maximizing our possibilities. Taking it out of a non-taxed bracket into a taxed bracket. Vote was 3 to 1 with Neil voting no

12. OLD BUSINESS: At the monthly meeting, USDA does not want us to go the whole amount. We would have to wait. Put in 7 ½ million and we'll be put into a revolving fund. January 1, 2027. We have already started the process. Engineering fees will be considered unkind, putting us at an advantage.

Goals and achievement Plan: N/A

Strategic plan: N/A

Ranch Water: Waiting for weather to clear up.

Rosemont And Camelot: Waiting on weather

Meter Changeout: 1

Water loss: Gary will pull records for just January to see if we are any closer.

Water Survey and Leak Detection: N/A

13. NEW BUSINESS: Mr. Elliott went to an SRDA luncheon, and the weeds are out of control. Bob Smith needs help. He brought up Josh could possibly take the classes and help. Bob Smith said there is a class in April for \$159 and you get certified.

Bob Smith brought up the geese and overpopulation on them. The droppings in the lakes and what can be done. He said that he could get ahold of Fish and Wildlife and Jim had said the USDA has come down in the past and done a round up for about \$800-\$900.

14. CCACC:

A. New Construction

1. 3180 Palumar Road House (foundation plan needed)
Mr. Davis motions to table until we have a full packet, Mr. Ayoub 2nd All in favor.

B. Actions

- a. 1 First Letters: C243 – shed Mr. Ayoub makes a motion to send 1st letter, Mr. Bailey 2nd
All in favor
C237 – Kulce, Mr. Elliott motions we release property owner of liability if they
provide proof of trespass. All in favor.
C242 – 30 Days to get permit. Mr. Makes motion Mr. Davis 2nd All in favor.

Covenant Signs - Mr. Davis makes motion to approve the process, Mr. Ayoub 2nd All in favor.

- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

15. CORRESPONDENCE. N/A

16. EXECUTIVE SESSION: No new information No executive session called

17. ADJOURNMENT. President Elliot Adjourns at 7:50pm



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.