



## 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 25, 2025, beginning at 6:00 p.m.

#### 1. Underwriter Engagement Agreement

Our attorney reviewed the agreement. Signing will not create any cost to CCMD, as they will not get paid unless we put municipal bonds in place. Otherwise, they are just reviewing what different options we will have available to us to fund (various grants, loans and/or bonds) the water treatment plant project. Ensure if we get loans/bonds that if grants become available, we could pay off early with no penalty.

#### 2. Resolution 14-2024 setting fines and public notification

Copy of possible “fine” table for resolution given to board members for review and discuss. Non-compliance of a covenant item, would be only on a compliant basis from other citizens. CCAAC will review the complaint, submit a recommendation to the board for review and any subsequent action. The board could choose to act on the recommendation or decide not to proceed with enforcement with no other action.

Board members believe longer grace periods needed for citizen resolution, prior to implementation of the fines.

Once board members agree upon “fine” table (with set fines, and resolution time frames) it will need to be published in multiple sites (newsletter, newspaper, Face Book, posted on bulletin boards) allowing adequate time for citizens to review. This resolution would affect Units 1-45 only.

Many thought the “fine” table was going to have multiple levels of fines for different types of infractions i.e.: trash cans left out vs. unlawful camping, etc.

Encourage county to assist with enforcement of covenants for infraction of large health and safety violations that could impact on the whole community i.e.: campfires = wildfires; non-disposal correctly of human waste = health & safety concerns

Mr. Eccher had the idea that CCAAC has the authority to send if violation is more than a neighbor squabble. If the property owner has an issue they can bring it to the Board, then becomes the appeal process to move forward or stop.

Discussion of possibly a full-time compliance officer, as with the CCAAC volunteer staff, possible big inconsistency of review and recommendations per submitted violations. A new position would have to be included in next year's budget for funding.

3. Wages for certifications - Board looked at page 21 of Employees Handbook for current increase of staff wages per certification. They agree we need to pay staff compatible wages and show they have value to us, or we will train staff and lose them to surrounding areas that are paying higher wages for their level of expertise.

4. Setting date for public hearing

CCMD needs to inform the public of Personnel policy updates, changes in road access, tap requirement form, updates needed to Rules and Regulations and Resolution 24-1267.

Probably wait for new Board members to be sworn-in and attend a meeting prior. Possible date of May 27, 2025, for public hearing.

5. Liaison for County Roundtables

CCMD needs to apply constant pressure to the county for assistance with resolving our ongoing issues.

Having a constant CCMD presence at meetings should impress our commitment to the Roundtables. Having a volunteer instead of board members would facilitate that discussions could be had with both board members and other citizens.

Terry Kraus and Jake Burunick have both expressed interest in volunteering. If Mr. Kraus attends, he also gains knowledge that can be disseminated to citizens via the Greenhorn Valley Newspaper. Chairman Elliott is going to discuss with Mr. Kraus. Mr. Burunick could be our backup.

6. CCAAC Reviews

1. 5157 Hicklin Drive           Shed
2. 7230 Terlesa Drive       Garage Extension
3. 4671 Cummings Street   House

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

8. CITIZENS INPUT

Dennis Kahrs recommendation/solution for next election. In election, submit item for change/update to Covenants.

Question that Chairman Elliott is going to check into: is if we send ballot to each listed property owner, and no response (or received back undeliverable) can these be considered as responses/ votes to use in calculating 51% of votes for that Unit?

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliott, Chairman

ATTEST:

  
\_\_\_\_\_  
Clint Gross, 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 March 25, 2025, beginning at 6:50 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. 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, A/R - Reception  
Gary Golladay – Water/Sewer – via Zoom  
Greg Bailey – Water

5. APPROVAL OF THE AGENDA

Mr. Davis motioned to approve of the minutes listed. Mr. Collins seconded the motion. Vote called. All board members present approved.

6. APPROVAL OF MINUTES.

Study Session March 11, 2025,  
CCACC Minutes March 11,2025

Mr. Gross motioned to approve the agenda with noted corrections. Mr. Davis seconded the motion. Vote called. All board members present approved.

7. BILLS PAYABLE.

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

Discussion:

Gas bill for Club House. High in February as the month was very cold. The new windows and doors are on order and should make a big difference once installed.

Acorn Petroleum: Most services, except Golf Course, which will be on next billing as they have started up for the season and will be getting petroleum weekly.

Bill from A Squared is a lot smaller than what we have received in the past for work completed.

Vote called. All board members present approved.

## FINANCIAL REPORT

Yes, we have taken in more funds this year, but they will be needed to cover bonds for the water treatment plant project.

### 9. OPERATIONAL REPORT. - See full reports on file

#### a. Beckwith Dam report

Lake level: 3/12/2025 – 14 feet.

Lake level: 3/20/2025 – 14.4 feet

Lake level: 3/25/2025 – 14.5feet

Check with Mr. Perry for approval if CCMD can again go to our maximum level of 15.5 feet.

#### b. Committee Reports      Newsletter for May: Sarah

### 10. ATTORNEY Report:

CCMD heard back from the attorney on the Ranch water. We will be going on the property on Monday, March 31 at 9 am, to collect samples and confirm lines and valves. CCMD received a request from them asking us not to shut them off until the new well could be re-permitted, and they also requested copies of drawings of CCMD water lines.

### 11. AGENDA ITEMS:

#### **Underwriter Engagement Agreement**

#### **Discussion/Action**

Mr. Davis motioned to approve the Underwriter Engagement Agreement as discussed. Mr. Gross seconded the motion. Vote called. All board members present approved.

#### **CCAAC:**

#### **Discussion/Action**

##### A. New Construction:

- |                         |                  |
|-------------------------|------------------|
| 1. 5157 Hicklin Drive   | Shed             |
| 2. 7230 Terlesa Drive   | Garage Extension |
| 3. 4671 Cummings Street | House            |

Mr. Davis motioned to group all items for approval. Mr. Collins seconded the motion.  
Vote called. All board members present approved.

B. Actions - None

- a. 0 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Reported to Zoning and Health Dept

12. OLD BUSINESS.

Goals and achievement Plan – N/A

Strategic plan – N/A

Wells Repair – still working on the repairs.

Ranch Water – as discussed earlier in study session.

Meter Changeout - Ayden's staff have installed a few new ones recently. Unsure if any old ones have been swapped out the past few weeks. They had a big line break on "Bob's Road today with water loss of 110 thousand gallons in 1-1/2 hour. Ayden would have been here otherwise.

Mr. Eccher believes the field staff are trying to change-out 2-3 meters a week and that we have less than 90 now to complete. He will check with Ayden what his current goal is weekly. The board is asking if we have overtime funds that we could use to get these completed quicker to assist with determining our water loss which will add in true numbers for the water audit and accommodate getting us better rates for the water plant bond funding. If we have to get the Municipal Bonds – we need to show where water loss is going.

Water loss – Jim to check with Josh on status of audit and the process.

Wages - The board requests Mr. Eccher present a proposal of acceptable wage increases for staff once they have successfully tested and obtained next expertise level at next meeting.

Camelot and Rosemont survey – Mr. Bechaver staked out the properties, Mr. Eccher out to see, pictures were taken of encroachment on CCMD Greenbelts and other property owners' land.

Mr. Eccher has a template from the previous one he will send to the attorney to use for letter preparation. Yes, we can access the property as it is CCMD property, and they are the ones trespassing/building on our and others property parcels.

13. NEW BUSINESS: - N/A

14. CORRESPONDENCE:

15. EXECUTIVE SESSION:

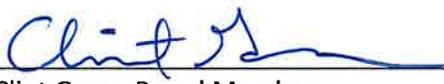
16. ADJOURNMENT.

Mr. Collins motioned to adjourn the meeting. Mr. Davis seconded the motion. Meeting adjourned at 7:10 p.m.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairman

ATTEST:

  
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Clint Gross, Board Member

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