



**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 May 26, 2026, beginning at 6:00 p.m.

1. Wilson Task contract for Beckwith Dam: Dave Watts is present with us this evening. All Board Members will be placed on the email list.  
Mr. Elliott asked what information Dave could give us that is not in the packet.  
Dave's response was, this is Task Order 1. They review plans, specifications, adequate funds, necessary permits. RJH will identify any needs.  
Mr. Elliot asked when we would be liable for the \$75,000.  
Dave stated they will be monthly payments.  
Mr. Davis asked what the grant eco system is like? Dave responded, very competitive.  
Mr. Elliot asked how we could lower the cost? Dave stated, have a good solid construction and down on the work hours.  
Mr. Sievert asked about document control. Dave said there will be a file folder set up in cloud.
2. Road Access update: Mr. Ayoub sent out information on the access codes. The Board Members will have to discuss the fees. Fees are derived based on complying with the standards and sending an inspector out. If we adopt the code, who's going to inspect and review. It would need to be someone on CCMD behalf.
3. CCAAC Review: 2 first letters. C250 and C252  
BH2 will do the survey for C225 on June 2.  
The abandoned RV is now gone.  
The RV/Pickup that is trespassing on our property, we cannot find a tow company to do it.  
Luther has been cleaning up.  
Invoice complaints and probably 2 more will be added to get ready for October.  
New house at 5084 Isabella Drive  
Garage at 6930 Terlesa Drive  
Awning deck cover at 5181 Cibola – over 200 ft.
4. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:
5. CITIZENS INPUT: Terry Krause is with us by zoom. He made a commitment to Mr. Davis to speak with Chad Wolfburn at the Pueblo Health Department (719-583-4307). They are very determined to make things happen working on complaints. They will also work on anonymous complaints. They do have a limited staff so would prioritize safety and health. They also set up cameras. Make sure to document as much as possible.

## BOARD OF DIRECTORS REGULAR MEETING

regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday May 26, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER:** Chairman Elliot called the meeting to order at 7:00 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  
Cristy Adams, Finance Manager  
Roberta Anderson, A/R Reception  
Gary Golladay, Water/Sewer  
Bob Smith, Architectural Committee
5. **APPROVAL OF AGENDA:** Mr. Davis makes a motion 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. Sievert makes a motion 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. Davis makes a motion to pay the bills, Mr. Ayoub 2<sup>nd</sup> the motion  
Mr. Sievert had a question about Fortiline. Jim stated it was for culvert/clamps.  
Mr. Ayoub asked how much was spent on attorneys for water alone, admin as well. Cristy will email him Tomorrow 5/27/26. Jim said off his head it is around \$53,000.  
Mr. Bailey – yes, Mr. Ayoub – yes, Mr. Sievert – yes, Mr. Davis – yes, Chairman Elliot – yes.
8. **FINANCIAL REPORT:** 2025 is at the auditors.
- 10 **OPERATIONAL REPORTS:**
  - a. Beckwith Dam report: We are getting closer with the water figures. The next reading will tell us more. We are getting to industry standards. Tank 3 is at 50'. No change in the numbers.
  - b. Committee Reports: Newsletter April Greg
11. **ATTORNEYS REPORT:** N/A
12. **AGENDA ITEMS:**

**Wilson Task Contract:** Mr. Davis makes a motion to approve the Wilson Task contract, Mr. Bailey 2<sup>nd</sup> the motion, Mr. Bailey – yes, Mr. Ayoub – yes, Mr. Sievert – yes, Mr. Davis – yes, Chairman Elliot – yes.

**3. OLD BUSINESS:**

Goals and achievement Plan/ Strategic plan/ Ranch Water-Jim spoke with Tye over the weekend to dig up road where his property is. /Rosemont And Camelot/Meter Changeout/Water loss/ Water Survey and Leak Detection/Meter Towers

No meter replacements. Ayden is going to freeze the line to make the change out, so we don't have to shut off water.

We will start the sewer smoke detection at the end of July.

**14. NEW BUSINESS: N/A**

**15. CCACC:**

**A. CCACC:**

- B. 1. 5084 Isabella Drive House
- C. 2. 5181 Cibola Drive Deck cover
- D. 3. 6930 Terlesa Drive Garage

Mr. Sievert makes a motion to approve 5084 Isabella Drive and 6930 Terlesa Drive, Mr. Davis 2<sup>nd</sup> the motion, Chairman Elliot calls the vote. All Board Members are in favor.

Mr. Davis makes a motion to table 5181 Cibola Drive for more information, Mr. Ayoub 2<sup>nd</sup> the motion, Chairman Elliot calls the vote. All Board Members are in favor.

**B. Actions**

- a. 2 First Letters: Mr. Ayoub makes a motion to send letters C250/C252, Mr. Bailey 2<sup>nd</sup> the motion, Chairman Elliot calls the vote. All Board Members are in favor.
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

**16. CORRESPONDENCE. June 6 Community Clean up:** We have 6-7 dumpsters. Accepting tires, appliances, mattresses, Oil.

Mr. Ayoub makes a motion to go into Executive Session, Mr. Bailey 2<sup>nd</sup> the motion, Chairman Elliotts closes regular meeting at 7:30pm

**17. EXECUTIVE SESSION: State Statue 24-6-402(4)(e) C.S.S Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators. This would be the review of County commissioners and County Assessor over land values within Colorado City property taxation.**

Mr. Ayoub makes a motion to close the Executive Meeting, Mr. Davis 2<sup>nd</sup> the motion, Chairman Elliot closes The Executive Meeting at 8:15pm

Chairman Elliot opens the regular meeting at 8:15pm

**18. ADJOURNMENT:** Mr. Davis makes a motion to adjourn, Mr. Ayoub 2<sup>nd</sup> the motion, Chairman Elliot adjourns the meeting at 8:16pm.



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Neil Elliot, Chairman

ATTEST:



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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.