



## **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 September 17, 2024, beginning at 6:00 p.m.

#### 1. Conference Discussion and outcome

Both Cristy Adams & District Manager Jim Eccher stated the conference with very beneficial, learned new items regarding grants. Ms. Adams stated it was also nice to have met face to face with associates, i.e. CCMD attorney Carolyn Steffl.

WSP hired to research lead/cooper lines in Colorado City. We ahead of the curve for compliance. Items have been entered into the portal. Copper lines ok, not lead/galvanized steel.

#### 2. Discussion on CCACC responsibilities and Resolution

Public Comments:

Mr. Cook – Laws/Fines on covenants – no new law. Stated that 8d – no power to fine, not 8a, b or c, back states who can fine – we don't met conditions.

Covenants at law/or in equity – Judge only write of compliance. Lawyer would need to review.

Dennis Kahrs – 1) states CCMD citizens voted for Board Members to be “our” voce – if we have problems – not for us to take neighbors to court. Board is our voice.

2) Are covenants open to interpretation? Some years back he had to take fence down. Now he sees alone on Colorado Blvd. 20 fences that are in violation of how covenants currently written.

3) Three-minute time limit for citizens taking during meetings needs to be regulated, as some have rambled on without being stopped.

Mr. Davis – looked at 24-1267, need to move forward. Best interest to move forward & look at fines/property values. Look at fines for the big items (i.e.: trailers, unapproved containers, encroachment on another person's property, excessive trash/items) not small items (i.e.: house colors, chickens).

Rachel Embree – Newer resident, been here 3 years. How do we decide what to keep in covenants? They need to be updated/re-written. Not retroactive. Things like shake shingles, streetlights need to be removed. Typo's fixed.

Alicia Barrett – Same concerns as Rachel, al. with filing of complaints. Fines – what will funds be used for, when paid? Water issues or what?

Mordecai Valdez – An Apachee descendant. Belief of Freedom – respect landowners. Protect our ownership. Laws/rules causes division between citizens.

Ray Davis – In favor of hearing what attorney says. Judgement important. He is not for "HUD" homes – the ones left with axles. He will vote against – if facing wrong direction on plot.

Greg Collins – Comments: He believes "fines" are a bad idea. Ends up as weapons neighbor against neighbors. If not complying with letters – what is to say they will pay the fine/lien on the taxes? Change to convenance – do we need to go ahead and go to Courts (judge) to update/make changes. More discussion needed. We don't want abuse of system, more gov't involvement, seems more abuse happens.

Clint Gross – has noticed that HOA's start fining citizens for issues, then the HOA gets sued. Has seen locations like Pueblo West metro department go under do to repeated court hearings. CCMD does not have the funds for excessive legal costs. The county has more power & funding than we do.

Sarah Hunter – She agrees with Greg Collins statements. A lot of trailers parked illegally, but property turn-over would be in 3 years when taxes not paid.

Neil Elliott - Would like to have a Special meeting. Address/discuss some covenants issues. It "Is time to do Something". Include CCAAC – Need action steps, as citizens not paying attention to us, do to in-action.

Bob Smith – CCAAC – Read letter of CCAAC volunteers' thoughts/recommendations. Seems items being "pushed-off" and upcoming deadlines closing in. What we are doing currently is not working. Volunteers put in a lot of hours for nothing happening. Please discuss. Bob has submitted a "Violation Fine Sheet" for review.

### 3. CCAAC Reviews

New item: Camelot St – send letter, need plot plan. This is architectural lot, animals only, not living in building. Must be full barn for animals, not just a shed.

Four – 1<sup>st</sup> letters to be sent. Three regarding chickens, one regarding yard.

### 4. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.

5. CITIZENS INPUT

Most notes listed under item #2 – regarding covenants.

Andy Arambula – Lake/Dam concerns

Water level has dropped, like 2 ft in short time. Fishing dropped off significantly. Citizens need to know what our dollars are doing being used for in these areas. Sidewalk around Lake, is heaving in areas (safety hazard), in need of repair. Winter coming, storms-water freezing, melting will cause more problems. Where is the water going under the aqueduct?

Ray Davis – Maintenance plan for lake (algae- new chemicals) and sidewalk maintenance around lake should be addressed in newsletter.

COLORADO CITY METROPOLITAN DISTRICT

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

ATTEST:

  
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Sarah Hunter, 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 September 17, 2024, beginning at 6:45 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, Reception/AR  
Gary Golladay – Water/Sewer

5. **APPROVAL OF THE AGENDA**

Mr. Davis motioned to approve the agenda. Mr. Collins seconded the motion. Vote called. All board members approved.

6. **APPROVAL OF MINUTES.**

Regular Meeting Aug 27, 2024  
Special Meeting Sept 5, 2024  
CCACC Minutes Aug 27, 2024

Mr. Gross motioned to approve the minutes. Mr. Collins seconded the motion. Vote called. All board members approved.

7. **BILLS PAYABLE.**

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

Discussion: Admin & Expedia fees of \$50. Pre-authorization for trips – part of trip fee – not fee in addition to the regular cost, will be part of the fee paid.

A Squared - 21k (5k parts 16k labor) various hours to troubleshoot problems. Question of why not hire a full-time position for this? We would not be able to obtain someone with the knowledge required at a rate we could afford for yearly salary.

Purchase of a knife at Ace – replacement of item.

Mastercard finance card. \$436 – we are coordinating with M/C to have charge refunded.

Win Water - \$1704 – clamps for project/ports & valving project.

Thomas & Roders - \$640 – yearly fee for budgeting software

Cole Motor Electric Repair – Rebuild fee for well motors.

Colo Pond & Lake (2 years ago-algae) – Final Payment Question of why not get more carp in the lake again to assist with algae. Unfortunately, they also eat other fishes eggs.

Vote called. All board members approved.

8. **FINANCIAL REPORT.** -N/A Cristy preparing for audit. Ray would like to see data year to current year on Golf Pro Shop.

9. **OPERATIONAL REPORT.** - See full report on file.

Hollydot Golf Course income up from 2023 last year \$386,503 currently at \$429,459 for 2024.

Course – spraying continuing & moss control.

Parks & Recreation report on file regarding campground, soccer, pool maintenance and regular maintenance

a. Beckwith Dam report – Lake level on 9.6 @ 13.6 & on 9.12 @ 13.2

b. Committee Reports Newsletter for Sept Ray

Tanks – filters clogged up took 10 days to get parts. We couldn't produce as quick as used, due to "plant filter" valves. Pulled water field crew to assist one day to get levels up. Tanks now at 2/3 full. Mill now at 7 ft.

Ray Davis –Graneros Creek lease? – not due now.

**ATTORNEY Report: Confidential**

10. **AGENDA ITEMS:**

**CCACC:**

**Discussion/Action**

A. New Construction:

1. Building on Camelot Send letter.

Barn only for animal shelter, no small shed. Can not live in barn. Concerns corners not pinned.

Mr. Gross motioned to send letter with explanation/requirements listed above. Mr. Davis seconded the motion. Vote called. Board approved.

B. Actions

a. 4 First Letters

Mr. Davis motioned to group all together for approval. Mr. Gross seconded the motion.

Discussion: Lakeview Circle – Animal abuse, not CCMD issue, report to Human Society.

Voted called. Approval only covers covenants issues.

b. 0 Second letters

c. 0 Third letters

d. 0 Unauthorized Structure

11. OLD BUSINESS.

Road Resolution - Has been sent to Carolyn for review.

Goals and achievement Plan/ Strategic plan – Working on this item still.

Setting up with Little diggers for Valving project/ wells Repair – posted on F/B. Flyer to all Homeowners. Shut off planned for 10pm on 9.18 to 9.18- hoping 1 night only. Replace 3 valves for sure, then next 2 if needed, in the following days. 1 section is 6” not all 8”. In negotiations for shut off.

No old meters replaced. Field in water plant past week helping with filter issues. Ayden hasn't had time to get bids for contractor assistance with replacing meters, between work replacing valves in North Park and the water plant issues.

North Park – new chemicals, had 3 weeks good, then a blockage-which broke free quickly. Mr. Eccher calling Alex in morning for proposal from GMS design. We are requesting different options for repairs (grinders/pits or gravity system). Are we still checking lines on Monday & Fridays – yes.

Tom will have crew down here in morning for piping at the Wells, to get them done.

Put on agenda for next meeting: 9.24 – status on wells, producing & how running. Rec well is pumping 80-gal min. Summit 250-gals min. Rodeo well 270 gallons a min. Hole 18 is in need of repairs – main have been struck by lightening also (then cost or repair would be through insurance claim like the others).

Dam engineering was to have by end of September. Revd. bill – geological & state demand reduction in dam by 5 ft. New plans have to be drafted and reviewed by state. District Manager to call to date on Dam plans.

Are loans on track? Mitigation/compliance order finishing up. Next on the FEMA grant.

12. NEW BUSINESS: Budget Committee – to be assembled.

Sheriff to be here at next meeting. Citizens getting different answers on complaints. CCMD rule versus Pueblo County on visiting property. Pueblo states 7-10 days. Citizen has issue with trespassing to get to next lot, a Sheriff response was to cut citizen's fence. CCMD need backup/support & correct information from Sheriff Department. District Manger to have agenda for Sheriff meeting with focus discussion.

Mr. Davis asked where we at on staffing. Field is down 1 employee with 1 out on Workman Comp. Otherwise, we are fully staffed. Although water plant could use an additional person, as staff getting burnt out with all the OT hours on weekends and night to keep plant running.

Chairman Elliot would like the District Manger to check into pricing for a new sound system for meetings and a new cleaning contract.

13. CORRESPONDENCE:

14. EXECUTIVE SESSION: Executive session pursuant to Sec. 24-76-402(4)(b) for the purposes of conferences with an attorney for the District for the purposes of receiving legal advice on specific legal questions related to a proposed Compliance Order on Consent with the CDPHE and related to legal restrictions on Covenant Enforcement.

Mr. Collins motions to move to Executive Session. Mr. Gross seconded the motion. Vote called. Motion carried at 7:45 pm.

15. ADJOURNMENT.

Executive Session meeting adjourned at 8:45 pm

COLORADO CITY METROPOLITAN DISTRICT

  
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