



**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, June 30, 2020 beginning at 6:00 p.m.

1. Opening of office
2. Water restrictions
3. Resolution 14-2020 moving CTF funds to General Fund Golf Course
4. Neutralization Skid Quote
5. Property Buy and Sell offer
6. Asphalt bid
7. CCAAC trash can issue and letters
8. Lease for Rec Center to District 70

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, June 30, 2020 beginning at 6:15 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK.
5. APPROVAL OF AGENDA.
6. APPROVAL OF MINUTES.

Study Session	June 9, 2020
Regular Meeting	June 9, 2020

7. BILLS PAYABLE.
8. FINANCIAL REPORT.
9. OPERATIONAL REPORT.
10. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.
11. CITIZENS INPUT.
12. ATTORNEYS REPORT.

13. AGENDA ITEMS:

- | | |
|---|--------------------|
| Resolution 14-2020 Moving CTF funds to General fund Golf Course | Discussion/Action |
| Opening of Office | Discussion/Action |
| Water Restrictions | Discussion/Action |
| Neutralization Skid | Discussion/Action |
| Asphalt bids | Discussion/Action |
| Property Buy and Sell offer | Discussion/ Action |
| Lease for Rec Center to District 70 | Discussion/Action |

- 14. OLD BUSINESS. lawyer search /Real estate Attorney / ownership of Green Belt Applewood / CTF Funds Update
- 15. NEW BUSINESS
- 16. CCACC
 - A. Reviews form CCAAC
 - 1. 5332 Cibola Drive Deck
 - 2. 4828 Taos Drive Kit Shed
 - 3. Lot 369 Unit 30 Fence
 - B. Actions
 - 1. letters approval Discussion/Action
 - 2. dumpster evaluation Discussion/Action
 - 3. Article to add to Newspaper Discussion/Action

17. CORRESPONDENCE.

18. EXECUTIVE SESSION

19. ADJOURNMENT.

The meeting will be held at the Administration Building located at 4497 Bent Brothers Blvd., Colorado City, CO. 81019. Alternate location if so needed will be at the Recreation Center located at 5000 Cuerno Verde, Colorado City, CO. 81019.

Colorado City Metropolitan District
4497 Bent brothers Blvd
PO Box 20229
Colorado City, Colorado 81019

Posted June 26, 2020

James Eccher is inviting you to a scheduled Zoom meeting.

Topic: Colorado City Metropolitan District Study/Meeting 6/30/2020

Time: Jun 30, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86732706110?pwd=WGdMQWVWVQmpldkdVcnNDOVRjSE1CUT09>

Meeting ID: 867 3270 6110

Password: 858400

One tap mobile

+13462487799,,86732706110#,,,,0#,,858400# US (Houston)

+16699009128,,86732706110#,,,,0#,,858400# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 867 3270 6110

Password: 858400

Find your local number: <https://us02web.zoom.us/j/kBVkygHxq>



Colorado City Metropolitan District Enacts Level TWO Water Restrictions:

Outdoor Watering

LEVEL TWO: Outdoor watering is permitted.

Watering outside for lawns and gardens is permitted for a **maximum of two hours per day.**

If your address ends in an even number (0,2,4,6,8) you can water
Monday, Wednesday, Friday
5 AM to 9AM or 7 PM to 10 PM

If your address end in an odd number (1,3,5,7,9,) you can water
Tuesday, Thursday, Saturday
5 AM to 9AM or 7 PM to 10 PM

No outside watering on Sundays

Exceptions:

- a. Plants, lawns, gardens, landscaping or other vegetation may be watered any time of any day by drip or by hand (only with a watering can or a hose with a shut-off nozzle).

Should you have any questions or concerns please call the Colorado City Metropolitan District at 676-3396.

Posted June 30,2020
Board of Directors

RESOLUTION NO. 14-2020

**COLORADO CITY METROPOLITAN DISTRICT
A RESOLUTION TO TRANSFER APPROPRIATED SUMS OF MONEY FROM ONE
FUND TO ANOTHER FUND
(Pursuant to Section 29-1-109, C.R.S.)**

WHEREAS, The Board of Directors Approve the interfund transfer from the Conservation Trust Fund (CTF) to the Colorado City Metropolitan District (CCMD) General Fund.

AND WHEREAS, The funds will be used to pay the debt created for the purchase of Golf Carts and equipment for the Holly Dot Golf Course.

AND WHEREAS, The funds were appropriated by the Pueblo Board of County Commissioners for Equipment designated for Holly Dot Golf Course.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLORADO CITY METROPOLITAN DISTRICT,

Section 1: That the sum of \$ 44,015 is hereby transferred From the Conservation Trust Fund (CTF) to the CCMD General Fund.

PASSED AND APPROVED THIS 30TH DAY OF JUNE 2020

COLORADO CITY METROPOLITAN DISTRICT

By: _____
Terry Kraus, Chairperson
Board of Directors

ATTEST:

Greg Collins
Secretary



Quotation

MPS MEM Tewksbury
 FilmTec Corporation, 558 CLARK ROAD
 TEWKSBURY MA 01876

Sold-to address:
 COLORADO CITY METROPOLITAN DISTRICT
 4497 BENT BROTHERS BLVD
 COLORADO CITY CO 81019

Order Date: 06/15/2020
Sales Order No.: 10226726
Customer No.: 1065709
Customer PO No.: 20200615
Incoterms (part 1): FOB Free on board
Incoterms (part 2): Free on board
Payment Terms: within 30 days Due net
Sales Rep: MISCOWATER INTERMOUNTAIN
Contact Person: Vincent Marzullo
Phone Number: 978-863-4600

All parts to build both dosing skids Chlorine & Acid

Valid from date: 06/15/2020
 Valid to date: 09/15/2020

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
001000	W2T75325 PUMP,DPHRM CHEM FD 8GPH 60PSI 44W 120VAC ECCN: EAR99 HTS: 8413190000		US	1 EA	1,500.00	1,500.00
002000	W2T79803 EQUIP LAB,CYL GRAD;EZ-CLEAN;ML & GPH ECCN: EAR99		US	2 EA	150.00	300.00
003000	W2T76409 FTG,PIPE;BULKHEAD;0.5 IN;PVC;SCH80 ECCN: EAR99		US	2 EA	45.00	90.00
004000	W2T74896 VALVE,BALL FULL PT LEV 0.5" PVC TU; ECCN: EAR99 HTS: 8481809050		US	8 EA	25.00	200.00
005000	W2T346454 CONNECTOR, 0.5" PUSH TODxMPT ACETAL ECCN: EAR99 HTS: 3917400090		US	2 EA	4.00	8.00
006000	W2T84930 BUSHING,PIPE 0.75"MPT 0.5"FPT SCH80 PVC; ECCN: EAR99 HTS: 3917400090			4 EA	1.00	4.00
007000	W2T89191 NPPL,PIPE,0.5 IN;3 IN LG;SCH 80;PVC;TBE ECCN: EAR99		US	4 EA	1.00	4.00
008000	W2T76905 PIPE,0.5" PVC SCH80 ECCN: EAR99 HTS: 3917400090		US	40 FT	1.00	40.00



Quotation

MPS MEM Tewksbury
FilmTec Corporation, 558 CLARK ROAD

Order Date: 06/15/2020
Sales Order No.: 10226726

Sold-to address:
COLORADO CITY METROPOLITAN DISTRICT
4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
009000	W2T78812 TANK,STRG SELF SUPPORTING 50 GAL HDPE ECCN: EAR99 HTS: 8421990040	W2T78812	US	2 EA	400.00	800.00
010000	W2T395511 SWITCH,LVL FLT 0.5" SPST 24VDC; ECCN: EAR99 HTS: 8536308000	W2T395511	US	2 EA	65.00	130.00
011000	W2T379803 WELDED COMP;PUMP STAND;316SS;; THK;; DIA ECCN: EAR99	W2T379803	US	2 EA	150.00	300.00
012000	W2T83952 BOLT,U 0.3125"-18UNC 2.5DIA 3.187L 304SS ECCN: EAR99	W2T83952	US	2 EA	1.50	3.00
013000	W2T83951 BOLT,U 0.25"-20UNC 1ID 1.75L 304SS ECCN: EAR99	W2T83951	US	2 EA	2.00	4.00
014000	W2T379804 WELDED COMP;SKID BASE;VARIES;; THK;; DIA ECCN: EAR99	W2T379804	US	2 EA	550.00	1,100.00
015000	W2T85307 BOLT,HEX;0.375 IN DIA;1.5 IN LG;316SS ECCN: EAR99	W2T85307	US	15 EA	0.80	12.00
016000	W2T85193 NUT,HEX 0.375"-16DIA UNC SS316 ECCN: EAR99 HTS: 7318145080	W2T85193	15 EA		0.15	2.25
017000	W2T75062 WASHER,FLT 0.375" 0.87" OD 316SS; ECCN: EAR99 HTS: 7318145080	W2T75062	20 EA		0.10	2.00
018000	W2T85308 WASHER, LKG 0.375" OD 316SS ECCN: EAR99 HTS: 7318145080	W2T85308	15 EA		0.10	1.50



Quotation

MPS MEM Tewksbury
FilmTec Corporation, 558 CLARK ROAD

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Sales Order No.: 10226726

Sold-to address:
COLORADO CITY METROPOLITAN DISTRICT
4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
019000	W2T85122 NUT,HEX 0.250UNC F594 SS316 TPI ECCN: EAR99		US	10 EA	0,10	1,00
020000	W2T75145 WASHER;FLAT;0.25 IN;0.625 IN OD;316SS ECCN: EAR99		US	10 EA	0,10	1,00
021000	W2T85123 WASHER;LOCK; .25; .487 OD;316SS; 26 ID ECCN: EAR99		US	10 EA	0,10	1,00
022000	W2T83840 NUT;HEX;0.3125 IN DIA;UNC;SS304;18 TPI ECCN: EAR99		US	10 EA	0,10	1,00
023000	W2T85954 WASHER;FLAT;0.3125 IN; . OD;304SS ECCN: EAR99		US	10 EA	0,10	1,00
024000	W2T84451 WASHER;LOCK;0.3125 IN; . OD;304SS ECCN: EAR99		US	10 EA	0,10	1,00
025000	W2T74565 C781-30 PUMP,DPHRM;600 GPD;30 PSI;87 W;120 VAC ECCN: EAR99 HTS: 8413190000		US	1 EA	1,500.00	1,500,00
026000	W2T356684 TEE,PIPE 0.5" SOC PVC SCH80 ECCN: EAR99 HTS: 3917400090		US	4 EA	3,00	12,00
027000	W2T395326 ADAPTER,PLMBG TK 0.5" FPT PVC SCH80; ECCN: EAR99 HTS: 3917400090		US	4 EA	30,00	120,00
028000	W2T272123 ELBOW,PIPE SOC 0,5" SCH80 PVC 90DEG ECCN: EAR99 HTS: 3917400090		2 EA		1,00	2,00



Quotation

MPS MEM Tewksbury
FilmTec Corporation, 558 CLARK ROAD

Order Date: 06/15/2020
Sales Order No.: 10226726

Sold-to address:
COLORADO CITY METROPOLITAN DISTRICT
4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Applicable taxes to be
added at time of invoicing

Net Total	6,140.75 USD
Shipping & Handling	360.00 USD

Ship-to address
COLORADO CITY METROPOLITAN DISTRICT

4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Bill-to address
COLORADO CITY METROPOLITAN
DISTRICT

PO Box 20229
COLORADO CITY CO 81019



Quotation

MPS MEM Tewksbury
 FilmTec Corporation, 558 CLARK ROAD
 TEWKSBURY MA 01876

Sold-to address:
 COLORADO CITY METROPOLITAN DISTRICT
 4497 BENT BROTHERS BLVD
 COLORADO CITY CO 81019

Order Date: 06/16/2020
Sales Order No.: 10226809
Customer No.: 1065709
Customer PO No.: 20200616
Incoterms (part 1): FOB Free on board
Incoterms (part 2): Free on board
Payment Terms: within 30 days Due net
Sales Rep: MISCOWATER INTERMOUNTAIN
Contact Person: Vincent Marzullo
Phone Number: 978-863-4600

Valid from date: 06/16/2020
 Valid to date: 07/16/2020

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
001000	W2T126619 PH SENSOR PROBE,ELEC MSRNG;PH INSERT SENSOR ECCN: EAR99 HTS: 9028900080		US	1 EA	550.00	550.00
002000	W2T348164 PROBE,ELEC MSRNG;FREE CHLORINE;1 NPT IN ECCN: EAR99 HTS: 9028900080			1 EA	1,500.00	1,500.00
003000	W2T304988 W2T304988 TEE ,MOUNTING FLOW THROUGH 1.5" CPVC; ECCN: EAR99 HTS: 9028900080		US	2 EA	275.00	550.00
004000	W2T300628 PUMP, DPHRM 0.003-2.5GPH 150PSI 0.5" ECCN: EAR99 HTS: 8413190000		US	1 EA	950.00	950.00
005000	W2T75325 PUMP,DPHRM CHEM FD 8GPH 60PSI 44W 120VAC ECCN: EAR99 HTS: 8413190000		US	1 EA	1,500.00	1,500.00
006000	W2T394739 PUMP,CNTRFGL 1.5HP 1750RPM 125GPM TEFC; ECCN: EAR99 HTS: 8413702040		US	1 EA	2,460.00	2,460.00
007000	W2T801691 VALVE, BFLY WFR ACT 175PSI MAX; HTS: 8481809050			2 EA	300.00	600.00
008000	W2T79803 EQUIP LAB,CYL GRAD;EZ-CLEAN;ML & GPH ECCN: EAR99		US	2 EA	150.00	300.00



Quotation

MPS MEM Tewksbury
FilmTec Corporation, 558 CLARK ROAD

Order Date: 06/16/2020
Sales Order No.: 10226809

Sold-to address:
COLORADO CITY METROPOLITAN DISTRICT
4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
009000	VALVE,CHK WFR SGL DISC 3" 316SS BDY; ECCN: EAR99 HTS: 8481302090		US	1 EA	620.00	620.00
010000	ELBW,PIPE;STD;0.5 IN;SCH80;SW;PVC;90 DEG ECCN: EAR99		US	6 EA	2.00	12.00
011000	TEE,PIPE;STD;0.5 IN;SW;SCH80;PVC ECCN: EAR99		US	2 EA	3.60	7.20
012000	VALVE,BALL FULL PT LEV 0.5" PVC TU; ECCN: EAR99 HTS: 8481809050		US	8 EA	25.00	200.00
013000	PIPE,0.5" PVC SCH80 ECCN: EAR99 HTS: 3917400090		US	1 FT	150.00	150.00
014000	NPPL,PIPE;0.5 IN;2 IN LG;SCH 80;PVC;TBE ECCN: EAR99		US	4 EA	0.60	2.40
015000	BSHNG,PIPE;1;X 0.5 IN;SCH80;MPT;X FPT ECCN: EAR99		US	4 EA	2.00	8.00
016000	TANK,STRG FLT BTM 1550 GAL PE 64" DIA ECCN: EAR99 HTS: 8421990040		US	2 EA	2,300.00	4,600.00
017000	ADAPTER,TUBE 0.5"L STM X MPT ACETAL ECCN: EAR99 HTS: 3917400090			2 EA	2.00	4.00



Quotation

MPS MEM Tewksbury
FilmTec Corporation, 558 CLARK ROAD

Order Date: 06/16/2020
Sales Order No.: 10226809

Sold-to address:
COLORADO CITY METROPOLITAN DISTRICT
4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Line Item	Material Description	Old Part Number	Origin	Qty./UOM	Unit Price	Total Price Currency USD
018000	W2T79183 ELBOW,PIPE 90 DEG 0.5" TOD PUSH ACETAL ECCN: EAR99 HTS: 3917400090		2 EA		4.00	8.00
019000	W2T272061 VALVE,BFLY WFR RS LEV 3 IN CI BODY; ECCN: EAR99 HTS: 8481803075		1 EA		100.00	100.00

Applicable taxes to be added at time of invoicing

Net Total 14,121.60 USD
Shipping & Handling 850.00 USD

Ship-to address
COLORADO CITY METROPOLITAN DISTRICT

4497 BENT BROTHERS BLVD
COLORADO CITY CO 81019

Bill-to address
COLORADO CITY METROPOLITAN DISTRICT

PO Box 20229
COLORADO CITY CO 81019

Shipping Instruction:
Att: Gary Golladay @ (719) 568-8246

Ship Best Way

Total
21,472.³⁵

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS4-5-19) (Mandatory 7-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**CONTRACT TO BUY AND SELL REAL ESTATE
(LAND)**
 Property with No Residences
 Property with Residences-Residential Addendum Attached

Date: 6/16/2020

AGREEMENT

1. **AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** Dee Land, LLC, a Colorado Limited Liability Company (Buyer) will take title to the Property described below as **Joint Tenants** **Tenants In Common** **Other**.

2.2. **No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. **Seller.** COLORADO CITY METRO DISTRICT (Seller) is the current owner of the Property described below.

2.4. **Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:

LOT 1302 UNIT 1 COLORADO CITY AMENDED	LOT 145 UNIT 1 COLORADO CITY AMENDED
LOT 151 UNIT 1 COLORADO CITY AMENDED	LOT 152 UNIT 1 COLORADO CITY AMENDED
LOT 280 UNIT 1 COLORADO CITY AMENDED	LOT 408 UNIT 1 COLORADO CITY AMENDED
LOT 409 UNIT 1 COLORADO CITY AMENDED	LOT 410 UNIT 1 COLORADO CITY AMENDED
LOT 941 UNIT 1 COLORADO CITY AMENDED	LOT 957 UNIT 1 COLORADO CITY AMENDED

known as No. TBD Vacant Land Clorado City CO 81019
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. **Inclusions.** The Purchase Price includes the following items (Inclusions):

2.5.1. **Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. **Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except _____
Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. **Exclusions.** The following items are excluded (Exclusions):

2.7. **Water Rights, Well Rights, Water and Sewer Taps.**

2.7.1. **Deeded Water Rights.** The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

53 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4
 54 and 2.7.5, will be transferred to Buyer at Closing:
 55
 56
 57

58 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well, Buyer understands that if
 59 the well to be transferred is a “Small Capacity Well” or a “Domestic Exempt Water Well” used for ordinary household purposes,
 60 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
 61 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
 62 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
 63 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
 64

65 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
 66
 67
 68

69 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
 70 conveyed as part of the Purchase Price as follows:
 71
 72
 73

74 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**
 75 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

76 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
 77 § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to
 78 Buyer by executing the applicable legal instrument at Closing.

79 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
 80
 81
 82

83 **3. DATES, DEADLINES AND APPLICABILITY.**

84 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		Title	
2	§ 8.1, 8.4	Record Title Deadline	06/25/2020
3	§ 8.2, 8.4	Record Title Objection Deadline	06/26/2020
4	§ 8.3	Off-Record Title Deadline	06/25/2020
5	§ 8.3	Off-Record Title Objection Deadline	06/25/2020
6	§ 8.5	Title Resolution Deadline	06/26/2020
7	§ 8.6	Right of First Refusal Deadline	06/30/2020
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
16	§ 5.4	Existing Loan Deadline	
17	§ 5.4	Existing Loan Termination Deadline	

18	§ 5.4	Loan Transfer Approval Deadline	
19	§ 4.7	Seller or Private Financing Deadline	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
23	§ 9.1	New ILC or New Survey Deadline	
24	§ 9.3	New ILC or New Survey Objection Deadline	
25	§ 9.3	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
26	§ 10.3	Inspection Objection Deadline	
27	§ 10.3	Inspection Termination Deadline	
28	§ 10.3	Inspection Resolution Deadline	
29	§ 10.5	Property Insurance Termination Deadline	
30	§ 10.6	Due Diligence Documents Delivery Deadline	
31	§ 10.6	Due Diligence Documents Objection Deadline	
32	§ 10.6	Due Diligence Documents Resolution Deadline	
33	§ 10.6	Environmental Inspection Termination Deadline	
34	§ 10.6	ADA Evaluation Termination Deadline	
35	§ 10.7	Conditional Sale Deadline	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
37	§ 11.1,11.2	Estoppel Statements Deadline	
38	§ 11.3	Estoppel Statements Termination Deadline	
		Closing and Possession	
39	§ 12.3	Closing Date	07/06/2020 Monday
40	§ 17	Possession Date	at time of funding
41	§ 17	Possession Time	
42	§ 28	Acceptance Deadline Date	07/01/2020
43	§ 28	Acceptance Deadline Time	5 pm

85 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any deadline
86 blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline
87 is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains
88 a selection of "None", such provision means that "None" applies.

89 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

90 **4. PURCHASE PRICE AND TERMS.**

91 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$ 15,000	
2	§ 4.3	Earnest Money		\$
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				
8				
9	§ 4.4	Cash at Closing		\$ 15,000
10		TOTAL	\$ 15,000	\$ 15,000

92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ _____ (Seller Concession). The Seller
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
94 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller

766 for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be
767 received by the party, not Broker or Brokerage Firm).

768 **27.2. Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form to Buyer or
769 Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker
770 working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm)
771 at the electronic address of the recipient by facsimile, email or Internet _____.

772 **27.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address
773 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the
774 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

775 **27.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with
776 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property
777 located in Colorado.

778 **28. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and
779 Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 27 on or before
780 **Acceptance Deadline Date and Acceptance Deadline Time.** If accepted, this document will become a contract between Seller and
781 Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such
782 copies taken together are deemed to be a full and complete contract between the parties.

783 **29. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited
784 to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance,**
785 **Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability, Due**
786 **Diligence, and Source of Water.**

787 **ADDITIONAL PROVISIONS AND ATTACHMENTS**

788 **30. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
789 Commission.)

790
791
792
793
794

795 **31. OTHER DOCUMENTS.**

796 **31.1.** The following documents **are a part** of this Contract:

797
798
799

800 **31.2.** The following documents have been provided but are **not** a part of this Contract:

801
802
803

804 **SIGNATURES**

805

Buyer's Name: Eldirdiri Mohamed Abueladah, Member Buyer's Name: _____

Eldirdiri Mohamed Abueladah Digitally signed by Eldirdiri Mohamed Abueladah
Date: 2020.08.16 09:16:03 -0500

Buyer's Signature _____ Date _____

Address: 20299 E Purdue Pl

Aurora, CO 80013

Phone No.: 720-272-1751

Fax No.: _____

Email Address: dee@deelands.com

Buyer's Signature _____ Date _____

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

PROPOSAL

From: Hanson Construction & Excavation LLC
6101 Muddy Creek Road
Pueblo, CO 81004
719-676-2232

Date: 4-24-20
Contractor License #0011922

Submitted to: Co City Metro District

Phone: 719-676-3397/cell-719-323-8719
Email: colocityutil@ghvalley.net
Attn: Donny Scheid

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of Co. City Metro asphalt patches to include:

Red Cloud \$4,560.00
Excavate out (4) asphalt patches.
(1) 11'x40'x4"
(1) 3'x32'x4"
(1) 2'x12'x4" with over ex of 2' and compaction
(1) 4'x16'x4" with over ex of 2' and compaction

Tack existing edges; place new asphalt in patch areas with compaction.
*Co City Metro will provide road base for over ex and compaction.

Campground Entrance \$2,950.00
Excavate out (1) asphalt patch
(1) 30'x20'x4"

Tack existing edges; place new asphalt in patch area and compact.

South Park \$2,560.00
Excavate out (1) asphalt patch
(1) 23'x18'x25'x4" Triangle

Over ex to Metros requirement and compact subgrade.
Tack existing edges; place new asphalt in patch area and compact.

All Material is guaranteed to be as specified, and the above work will be completed in a substantial workmanlike manner for the sum of ~~(\$4,240.00)~~ \$10,070.00, with payment upon completion of job.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal is valid for 60 days from the above date. Acceptance after 60 days will be subject to material's pricing validation.

Respectfully submitted by: Brian S. Hanson & Tyler E. Hanson

From: larry@ghvalley.net
Sent: Wednesday, June 24, 2020 10:31 PM
To: 'Ken Gennetta'; 'bob_shop'; 'Randy Linnen'
Cc: colocitymanager@ghvalley.net
Subject: Trash Can Complaints

The issue with the trash cans is that the covenants for Unit 20, for Applewood, say "No refuse cans and/or clothes lines shall be maintained at any time except in fenced service yards approved as to type, height, extent, material and location by the Architectural committee." Other Unit covenants read, "Refuse cans and/or clothes lines shall be shielded from view at all times within fenced service yards".

The complaints we received are in reference to the three-yard containers in the front yards next to the street, the only place they can be emptied by Mountain Disposal. In a meeting Tuesday with Jim Klipfel, the owner of Mountain Disposal, Jim Eccher and myself, we discussed all the various options for the location of the heavy containers as well as the reason why the residents had the larger containers.

One reason that kept coming up was because of bear attacks. Bears can easily gain access to the plastic portable green buckets most people are using (in fact, they can chew through them), but because most people with these containers keep them in their garages, the bears can't get to them. The rest of the containers sitting in open areas are subject to attack.

Jim Klipfel said that last week a bear attacked a container in someone's yard in Colorado City. The resident called the Colorado Parks & Wildlife for suggestions on what to do. CPW said they need to get one of the three-yard containers that bears can't get into.

Thursday, June 24, I visited the Colorado Parks & Wildlife to talk to them and hear firsthand what advice they are giving on bears. After some conversation on the topic, they gave me their brochure.

In the brochure it says:

"Most conflicts between people and bears can be traced to easy to get at human food, garbage, pet food, bird seed or other attractants. When people allow bears to find food, a bear's natural drive to eat can overcome its wariness of humans.

"Much of what people throw away smells like food to a hungry bear. Standard metal or plastic trash cans won't keep out bears. Once bears learn where it's easy to get at the garbage they'll come back again and again.

"Never leave trash or recyclables out overnight. Empty cans and boxes still smell like food. One study showed that simply putting trash out the morning of the pick up cuts the chances of a bear visit from 70 percent to 2 percent.

"If you must leave trash outside, buy a bear-proof container, build a bear-proof enclosure (*that is not a simple shield*), or install an electric fence. To avoid attracting bears, clean containers regularly with ammonia or bleach.

"Bears that learn garbage = food sometimes come inside homes looking for more. Don't make it easy for bears to visit: keep bear-accessible windows and doors in your home and garage locked."

That last paragraph happened to an employee of Mountain Disposal last week. In the middle of the night, a bear walked right past the owner's trash container in the back yard, ripped open the back door of the house, grabbed a bag of dog food and left. The owner was awakened by the door noise and watched the bear from a hallway.

How strong is a bear? Several years ago, I talked to a homeowner in Florence who watched a bear tear apart a 55-gallon drum on her back porch. How difficult would it be for a bear to walk into a back yard and tear down a simple enclosure designed to "shield" a plastic trash can as required in the covenants?

How far away can a bear detect food? If the bear is downwind from the source, he can smell sweets, candy bars or jellies up to 20 miles depending on the wind. The bear's nose sensitivity is 2100 times that of a human. Don't carry sweets around in a shirt pocket in bear country!

We may have been focusing on the wrong issue with the container complaints. The garbage container aesthetic issue may actually be a life safety issue, for the residents as well as the bears. We are trying to get rid of garbage containers at the same time they are being required by Colorado Parks & Wildlife.

When Colorado City was developed, it was built in bear country. The bears were here first. Without some history of life in the valley, the developers writing the covenants had no idea what issues would be forthcoming because of the mixture of species. They did the best they could with the covenants. In regard to trash containers, that is not working so well today.

How many three-yard dumpsters are there in Colorado City? In an informal survey of non-ag areas from just driving around, I counted 12 in Applewood and an additional 28 from Crow Cut Off going west to the edge of town. The total was rounded out to 48 because of non-ag areas that were not surveyed but probably had containers as well. Not every street was surveyed.

My own opinion, particularly after talking to Colorado Parks & Wildlife, is that we need to consider allowing the residents to have the bear proof containers to help stop bear attacks in residential areas. With the lack of rain this year, the bear incidents are going to increase. With no rain there are no berries this year, one of the primary sources of calories for the bears.

That change in focus can be accomplished by having the Metro Board pass an internal resolution that, for now, we will suspend enforcement of the covenants regarding trash cans. This, for us, may fall into the category of the shake roofs that were banned nationally because they were subject to catching fire from lightning hits. Our covenants require shake roofs in some areas, but we ignore that. For our bear infested region, the trash can issue can be handled the same way.

The bear showing up at the park was really taking a risk considering bears don't like to confront humans. And when we looked at him, he didn't turn and run. He just stood there looking at us for a while, probably wondering if he should go for the sandwich. Bears are going to have a tough year.

When I brought up the bear problem this afternoon while meeting with the Director of Pueblo County Planning, she agreed with the trash can assessment and the possible solution. She also praised us for realizing that some of the original covenants may no longer be applicable to our present time.

There isn't much we can do to eliminate the bears; but we can take steps to help keep the bears and the residents safe.

The Colorado City Architectural Advisory Committee is presently reviewing and is beginning enforcement of covenants in conjunction with Pueblo County Title 17 Land Use. The committee presently has an ongoing list of complaints that are being evaluated and actions/ enforcements are being considered per CCMD covenants. Covenants are listed on the CCMD web page co.gov/coloradocitymetro. We are also looking at complaints that can be considered to violate Title 17, which we will evaluate if complaints can be filed through the Pueblo County Planning and Development office. Colorado City Metropolitan District and any citizen of Pueblo County can file with Pueblo County a Title 17 property complaint with the Planning office.

https://county.pueblo.org/sites/default/files/2020-06/ComplaintFormFillable_June2018.pdf

To follow-up on the progress of any Title 17 complaint, search on a complaint by parcel number, owner name or street name and number:

<http://www.co.pueblo.co.us/cgi-bin/webformbroker.wsc/zoningsearch.html> . The complaint follow-up site can be used to see if there are any active complaints on file. It is unknown if completed complaints are included in the records.



John Smith

PO Box XXXXX

Colorado City, Co 81019

Dear John Smith,

It has brought to our attention by one or more of the residents of Colorado City Metropolitan District that you are in violation of the covenants. I am sure this is an oversight or misunderstanding of the rules set forth by the covenants.

As you may know these rules were created to make our neighborhood safe, clean and respectable as well as to maintain higher property values for the investment in our homes. The few rules that we have are not meant to be intrusive but are meant to be inclusive. We believe that we have kept the rules simple and fair for all homeowners to follow in order to achieve these goals.

**The violation:
UNIT 2**

3. No refuse cans and/or clothes lines shall be maintained at any time except in fenced service yards approved as to type, height, extent, material and location by the Architectural Committee. Burning of refuse shall not be permitted.

Thank you for your cooperation. We hope to have this violation corrected within the next 15 days.

If you have questions or would like to discuss the issue, please Contact James Eccher District Manager (719) 676-3396 colocitymanager@ghvalley.net to contact the board. Please leave a telephone number or a return email address for prompt communication.

Colorado City Architectural Advisory Committee



John Smith
PO Box XXXXX
Colorado City, Co 81019

Colorado City is governed by established covenants that were created to maintain the integrity of the infrastructure of our District and to optimize and protect the value of our properties. To this extent, the elected board of directors has been established, at least in part, to help monitor and enforce these covenants.

The board of directors would like to take this opportunity to remind prospective and current property owners of responsibilities associated with their participation in our district. These responsibilities range from, but are not limited to, property uses, proper access roads to individual lots, recreational use of the lot, exterior colors, easements, and lot upkeep and appearance.

I am sure this is an oversight or misunderstanding of the rules set forth by the covenants. If you have questions or would like to discuss the issue, please call James Eccher District Manager at 719-676-3396 or Email colocitymanager@ghvalley.net

Please be advised of your **FIRST NOTICE** and that you are in violation of Section ___ of Unit ___ of Declaration of Covenants dated _____, in reference to _____ "XXXXXXXXXX".

You have approximately 15 days to rectify this issue before it is turned over to our lawyer at which time you will be responsible for all Costs, and Fees to recover costs to District allowed by equity of the Law.

If you feel that you have complied with the above covenant, please contact the board of directors at colocitymanager@ghvalley.net. They will then determine if the violation is taken care of and dismiss this issue. Please take this opportunity to ensure your activities comply with our covenants. If you have questions regarding the covenants or bylaws you can present these questions to the board of directors.

Sincerely,
Colorado City Metropolitan District
Board of Directors

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT
LEGAL COUNSEL BEFORE SIGNING**

BUSINESS LEASE

This lease, dated July 1, 2020, is between Colorado City Metropolitan District (CCMD), as Landlord,
and Pueblo School District #70, as Tenant.

In consideration of the payment of the rent and the performance of the covenants and agreements by the Tenant set forth herein, the Landlord does hereby lease to the Tenant the following described premises situate in Pueblo County, in the State of Colorado; the address of which is 5000 Cuerno Verde, Colorado City, CO 81019

Property Address

The leased premises shall be the building known as the "Community Center Building", Suite A

Legal Description

Said premises, with all the appurtenances, are leased to the Tenant from the date of August 1, 2020 until the date of June 30, 2021 at and for a rental for the full term of 1 year payable in installments of \$ \$600.00 a month

in advance, on the 1 day of each calendar month during the term of this lease, payable at CCMD Administration Building, PO Box 20229 4497 Bent Brothers Blvd., Colorado City, CO 81019-9390, without notice.

Address

THE TENANT, IN CONSIDERATION OF THE LEASING OF THE PREMISES AGREES AS FOLLOWS:

1. The Tenant shall pay the rent for the premises above-described.
2. The tenant shall, at the expiration of this lease, surrender the premises in as good a condition as when the Tenant entered the premises, ordinary wear and tear excepted. The Tenant shall keep all sidewalks on and around the premises free and clear of ice and snow; keep the entire exterior premises free from all litter, dirt, debris and obstructions; and keep the premises in a clean and sanitary condition as required by the ordinances of the city and county in which the property is situate.
3. The Tenant shall not sublet any part of the premises, nor assign the lease, or any interest therein, without the written consent of the Landlord.
4. The Tenant shall use the premises only as Approved by Colorado City Metropolitan Board of Directors and shall not use the premises for any purposes prohibited by the laws of the United States or the State of Colorado, or of the ordinances of the city or town in which said premises are located, and shall neither permit nor suffer any disorderly conduct, noise or nuisance having a tendency to annoy or disturb any persons occupying adjacent premises.
5. The Tenant shall neither hold, nor attempt to hold, the Landlord, its agents, contractors and employees, liable for any injury, damage, claims or loss to persons or property occasioned by any accident, condition or casualty to, upon, or about the premises including, but not limited to, defective wiring, the breaking or stopping of the plumbing or sewage upon the premises, unless such accident, condition or casualty is directly caused by intentional or reckless acts or omission of the Landlord. Notwithstanding any duty the Landlord may have hereunder to repair or maintain the premises, in the event that the improvements upon the premises are damaged by the negligent, reckless or intentional act or omission of the Tenant or any employees, agents, invitees, licensees or contractors, the Tenant shall bear the full cost of such repair or replacement. The Tenant shall hold Landlord, Landlord's agents and their respective successors and assigns, harmless and indemnified from all injury, loss, claims or damage to any person or property while on the demised premises or any other part of Landlord's property, or arising in any way out of Tenant's business, which is occasioned by an act or omission of Tenant, its employees, agents, invitees, licensees or contractors. The Landlord is not responsible for any damage or destruction to the Tenant's personal property.
6. The Tenant shall neither permit nor suffer said premises, or the walls or floors thereof, to be endangered by overloading, nor said premises to be used for any purpose which would render the insurance thereon void or the insurance risk more hazardous, nor make any alteration in or changes in, upon, or about said premises without first obtaining the written consent of the Landlord.
7. The Tenant shall allow the Landlord to enter upon the premises at any reasonable hour.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BETWEEN LANDLORD AND TENANT AS FOLLOWS:

8. The Tenant shall be responsible for paying the following Janitorial Services Other Sewer Water Gas Electric Phone

The Landlord Tenant agrees to keep all the improvement upon the premises, including but not limited to, for .

9. No assent, express or implied, to any breach or default of any one or more of the agreements hereof shall be deemed or taken to be a waiver of any succeeding or other breach or default.

10. If, after the expiration of this lease, the Tenant shall remain in possession of the premises and continue to pay rent without a written agreement as to such possession, then such tenancy shall be regarded as a month-to-month tenancy, at a monthly rental, payable in advance, equivalent to the last month's rent paid under this lease, and subject to all the terms and conditions of this lease.

11. If the premises are left vacant and any part of the rent reserved hereunder is not paid, then the Landlord may, without being obligated to do so, and without terminating this lease, retake possession of the said premises and rent the same for such rent, and upon such conditions as the Landlord may think best, making such changes and repairs as may be required, giving credit for the amount of rent so received less all expenses of such changes and repairs, and the Tenant shall be liable for the balance of the rent herein reserved until the expiration of the term of this lease.

12. The Landlord acknowledges receipt of a deposit in the amount of **\$ 600.00** to be held by the Landlord for the faithful performance of all of the terms, conditions and covenants of this lease. The Landlord may apply the deposit to cure any default under the terms of this lease and shall account to the Tenant for the balance. The Tenant may not apply the deposit hereunder to the payment of the rent reserved hereunder or the performance of other obligations.

13. If the Tenant shall be in arrears in payment of any installment of rent, or any portion thereof, or in default of any other covenants or agreements set forth in this lease, and the default remains uncorrected for a period of ten (10) days after the Landlord has given written notice thereof pursuant to applicable law, then the Landlord may at the Landlord's option, undertake any of the following remedies without limitation: (a) declare the term of the lease ended; (b) terminate the Tenant's right to possession of the premises and recover all present and future damages, costs and other relief to which the Landlord is entitled; (c) pursue breach of contract remedies, and/or (d) pursue any and all available remedies in law or equity. In the event possession is terminated by a reason of default prior to expiration of the term, the Tenant shall be responsible for the rent occurring for the remainder of the term, subject to the Landlord's duty to mitigate such damages. Pursuant to applicable law [13-40-104(d.5), (e.5) and 13-40-107.5, C.R.S.] which is incorporated by this reference, in the event repaired or substantial default(s) under the lease occur, the Landlord may terminate the Tenant's possession upon a written Notice to Quit, without a right to cure. Upon such termination, the Landlord shall have available any and all of the above-listed remedies.

14. If the property or the premises shall be destroyed in whole or in part by fire, the elements, or other casualty and if, in the sole opinion of the Landlord, they cannot be repaired within ninety (90) days from said injury and the Landlord informs the Tenant of said decision; or if the premises are damaged in any degree and the Landlord informs the Tenant it does not desire to repair same and desires to terminate this lease; then this lease shall terminate on the date of such injury. In the event of such termination, the Tenant shall immediately surrender the possession of the premises and all rights therein to the Landlord, shall be granted a license to enter the premises at reasonable times to remove the Tenant's property, and shall not be liable for rent accruing subsequent to said event. The Landlord shall have the right to immediately enter and take possession of the premises and shall not be liable for any loss, damage or injury to the property or person of the Tenant or occupancy of, in or upon the premises.

15. If the Landlord repairs the premises within ninety (90) days, this lease shall continue in full force and effect and the Tenant shall not be required to pay rent for any portion of said ninety (90) days during which the premises are wholly unfit for occupancy.

16. In the event any dispute arises concerning the terms of this lease or the non-payment of any sums under this lease, and the matter is turned over to an attorney, the party prevailing in such dispute shall be entitled, in addition to other damages or costs, to receive reasonable attorneys' fees from the other party.

17. In the event any payment required hereunder is not made within ten (10) days after the payment is due, a late charge in the amount of 10 % of the payment will be paid by the Tenant.

18. In the event of a condemnation or other taking by any governmental agency, all proceeds shall be paid to the Landlord hereunder, the Tenant waiving all right to any such payments.

19. This lease is made with the express understanding and agreement that in the event the Tenant becomes insolvent, the Landlord may declare this lease ended, and all rights of the Tenant hereunder shall terminate and cease.

20. The Tenant and the Landlord further agree:

1. This lease may be terminated by either party upon 30 days written notice.
2. Tenant shall not permit, allow or cause any noxious disturbing odors, fumes or gases or any smoke, dust, steam, vapors or loud or disturbing noise, sound or vibration to originate in or to emit from said premises.
3. Tenant shall not use or permit the use of any portion of the premises as a sleeping or lodging quarters, or as a lodging room, or keep or harbor therein any live animals, fish or birds or use the same for any illegal purpose.
4. Tenant shall maintain and keep the facility in a clean condition.
5. Landlord shall be responsible for any and all American Disabilities Act compliance and construction requirements of said premises.
6. Tenant may make alterations to the interior of the said premises so that same shall conform to the uses of said business, provided such alterations shall be made at the expense of the Tenant with the prior written approval of and under the supervision of the Landlord.
7. Tenant shall perform normal routine maintenance of all equipment supplied by Landlord. Landlord shall be responsible for any major overhaul or replacement of equipment due to normal wear and tear, age or non-availability of repairs parts. Landlord agrees to make such repairs or replacements in an expeditious manner.
8. The Tenant must be actively involved in the daily operations and may not assign, sublease or delegate responsibility for operations to other parties.
9. The duration of this lease is YEAR to YEAR with ADDITIONAL OPTION. After the completion of the first years successful operation and the automatic renew year option, the Landlord and the Tenant may re-negotiate the terms of this lease or the Board may solicit new bids for the operation. In the event that all things are considered equal in the bid specifications, the tenant shall be given the first right of refusal to accept or reject the new lease.
10. Building lease terms, \$600.00 a month with a \$600.00 Damage deposit. This gives the lessee the right to occupy said building three days per week (Tuesdays, Wednesdays and Thursdays) from 7 am to 4:30 pm.
11. INDEMNIFICATION. Tenant shall indemnify Landlord and Landlord's officers, directors and employees and agents and save them harmless from all suits, actions, injuries, damages, liabilities and expense of any kind, including reasonable attorney's fees and court costs incurred in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon, at, or from the premises or use of the premises or any part thereof occasioned wholly or in part by any act or omission in the use of the premises or operation of the business upon the premises by Tenant, its agents, contractors, employees, managers, servants, invitees, guests or licensees. Landlord shall not be responsible or liable for any injury, loss of damage to any person or any property of Tenant or other person, if on the premises, caused by or resulting from injury or accident on the demised premises occasioned wholly or in part by any act of omission of the Tenant, its employees, agents, servants, invitees, guests or licensees. Any personal property of Tenant or its employees, guests or invitees on leased premises shall be at the Tenant's sole risk and Landlord shall not be liable for any damage of loss offered by Tenant, its employees, guests or invitees.
12. SMOKING. No smoking is allowed on the property.

This lease shall be subordinate to all existing and future security interests on the premises. All notices shall be in writing and be personally delivered or sent by first class mail, unless otherwise provided by law, to the respective parties. If any term or provision of this lease shall be invalid or unenforceable, the remainder of this lease shall not be affected thereby and shall be valid and enforceable to the full extent permitted by law. This lease shall only be modified by amendment signed by both parties. This lease shall be binding on the parties, their personal representatives, successors and assigns. When used herein, the singular shall include the plural.

COLORADO CITY METROPOLITAN DISTRICT

By: _____
Terry Kraus, Chairman

ATTEST:

Greg Collins, Secretary

By: _____

Attested

By: _____

James Echeverria District Manager CCMD

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS STUDY SESSION

A study session of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, June 9, 2020, at 6:00 p.m.

1. QUORUM CHECK.

Chairperson Terry Kraus – by phone
Secretary Greg Collins – absent, excused
Treasurer Harry Hochstetler – by phone
Director Bob Cook
Director Neil Elliot

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Schied, Public Works – by phone
Gary Golladay, Water and Sewer
Marc Anzolvar, Hollydot Golf Course – by phone
Josh Briggs, Parks & Rec – by phone

2. AGENDA ITEMS:

a. Meter Project Update of Phase 1 and Request for Phase 2 of \$150,000

Mr. Eccher read the update from Mr. Scheid. The first phase is 91% complete, with total completion set for June 19th. Mr. Eccher is requesting \$150,000 for Phase 2 that will include compound meters scheduled on Phase 3. Phase 1 is \$275 over budget due to parts ordered that can be used in Phases 2 & 3. Overall, the project is ahead of schedule. Mr. Elliot commented that he likes the spreadsheet presented to the board.

b. Request for the Office to Open

Ms. Stefyl has sent updates from the state on the status of opening offices and businesses. Mr. Cook feels that the office should open. Mr. Hochstetler said the banks were still closed, and if one metro employee get sick the whole office would have to shut down.

c. Resolution 13-2020 Moving CTF Funds to Parks and Rec

Mr. Cook asked about all areas getting CTF Funds. Mr. Eccher said he is working on it, the commissioners have to agree. Mr. Cook also asked about the playground in Applewood, and if ownership of the greenbelt there had been cleared up. Mr. Eccher said he still could not go into the courthouse. Mr. Cook asked Ms. Barron how much money is available to spend on the playground. He also inquired about what was eligible for CTF Funds.

d. Update on Backwash Water

Mr. Eccher told the board the backwash permit was approved. Right now the lines are being checked. Mr. Cook asked about the pump at the water plant. Mr. Eccher told him it started the first time, next time it was froze. Mr. Elliot asked when the backwash project would be complete. Mr. Golladay hoped by the end of the month.

3. ADJOURNMENT. There being no further business before the Board, Mr. Kraus adjourned the meeting, at 6:20 pm.

COLORADO CITY METROPOLITAN DISTRICT

Terry Kraus, Chairperson

ATTEST:

Harry Hochstetler, Treasurer

Approved this 30th day of June, 2020.

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.

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, June 9, 2020, at 6:15 p.m.

1. **CALL TO ORDER.** Chairperson Kraus called the meeting to order at 6:20 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **MOMENT OF SILENT REFLECTION**
4. **QUORUM CHECK.**

Chairperson Terry Kraus – by phone
Secretary Greg Collins – absent, excused
Treasurer Harry Hochstetler - by phone
Director Bob Cook
Director Neil Elliot

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Scheid, Public Works – by phone
Gary Gollady, Water and Sewer
Mark Anzolvar, Hollydot Golf Course – by phone
Josh Briggs, Parks & Rec – by phone

5. **APPROVAL OF AGENDA:** Mr. Elliot made a motion to approve the agenda. Mr. Hochstetler seconded the motion. All voted in favor and the motion passed.
6. **APPROVAL OF MINUTES:** Study Session and Regular Meeting May 26, 2020: Mr. Hochstetler made a motion to approve the minutes. Mr. Elliot seconded the motion. All voted in favor and the motion passed.
7. **BILLS PAYABLE:**
After discussion, Mr. Hochstetler a motion to approve the bills. Mr. Cook seconded the motion. All voted in favor and the bills were paid.
8. **FINANCIAL REPORT:**
Mr. Eccher told the board the golf course shows \$6,000 in the red, but the \$45,000 from the county had not yet been received.
9. **OPERATIONAL REPORT:**
Mr. Eccher read the managers reports.
Hollydot May revenue was up almost \$30,000 from 2019 due to many out of town golfers and four new memberships. The clubhouse and patio area is now allowed 50 person capacity. The website for the campground is up and has been a huge asset. Less cash being handled and reservations are done online. May 2020 revenue is up over \$3000 from 2019. June reservations are up 85 from the previous year. The lake in seeing an increase in use. Trash has been an issue, also people parking or driving in restricted areas. Signs have been ordered to help with this. It is looking as if the ballfield may open up for use soon. Mowing is being done full force. Phase 1 one of the water meter project is 91% complete, with completion set for June 19th. Water production for May was 17,196,139 gallons. 8,429,420 was billed, making a 50% water loss. New cleaning procedures have been implemented and have allowed an increased gallon per minute production. A bid for the neutralization skid should be in soon. Approval has been received for the backwash project. Wastewater plant treated 10,508,209 gallons in May.
10. **READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:**
Read by Director Elliot.
11. **CITIZENS INPUT:** None
12. **ATTORNEYS REPORT.** None
13. **AGENDA ITEMS:**
Resolution 13-2020 Declaring a Local Disaster
Mr. Cook made a motion to approve the resolution. Mr. Elliot seconded the motion. A division of the house was called, all voted in favor and the motion passed.

Opening of the Office

Mr. Cook made a motion to open the office. Mr. Elliot seconded the motion. Mr. Cook asked what documents the attorney had sent on this matter. Mr. Elliot made a motion to amend the motion to open June 30th. Mr. Cook seconded the amendment. A division of the house was called. Mr. Hochstetler voted against, all others voted for and the motion passed.

Request for \$150,000 from Bond Fund for Phase 2 Meters

Mr. Hochstetler made a motion to approve \$150,000 from the bond fund and Mr. Elliot seconded the motion. Mr. Cook thinks it's a bad idea to approve this. A division of the house was called. Mr. Cook voted against, all others voted in favor. The motion passed.

14. CCAAC

Reviews from CCAAC

1. 4165 Mustang Dr – new patio
2. 4805 Hicklin Dr – new home

Mr. Cook made a motion to approve both applications. Mr. Hochstetler seconded the motion. Mr. Cook asked if both had been reviewed and was assured they were. A division of the house was called. All voted in favor and the motion passed.

A member of the audience asked if the CCAAC meetings were posted. He was told they were not at this time. Mr. Eccher said the committee was looking at letters from the CCACC to get ideas for drafting a letter to violators. Mr. Cook recommended approving funds for each violator when the matter was brought before the board in case money was needed for letters or legal fees. He said a petty cash fund may need to be set up. Mr. Elliot possibly fund when matter was passed.

15. OLD BUSINESS:

Neutralization Skid

An evaluation was done on the skid last Thursday and quote should be in soon.

Attorney search

Mr. Eccher is still looking at other attorneys.

Applewood Greenbelt

Mr. Eccher said he still cannot get into the courthouse to get this matter solved.

Mr. Cook asked about the letter to Pueblo Regional Building that Mr. Eccher had been instructed to send last year stating CCMD must sign off on all permits. He said the CCAAC needs the \$40 per permit to fund itself. Mr. Eccher said he would take care of it.

16. NEW BUSINESS:

Mr. Cook would like to move #14. CCAAC to after New Business so all CCMD matters can be taken care of before moving on to CCAAC issues.

17. CORRESPONDENCE: None

18. EXECUTIVE SESSION: None

19. ADJOURNMENT. There being no further business before the Board, Mr. Cook made a motion to adjourn the meeting, and Mr. Elliot seconded the motion. Mr. Kraus adjourned the meeting at 7:20 pm.

COLORADO CITY METROPOLITAN DISTRICT

Terry Kraus, Chairperson

ATTEST:

Harry Hochstetler, Treasurer

Approved this 30th day of June, 2020.

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.



CTF Fund update

As of 6/26/2020

\$48,310.71

\$-10,247.00

\$38,063.71

\$15,000 was left in fund for installation cost in 2018

\$23,063.71 would be useable fund if it qualifies under guidelines



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: Blanca Garcia
 Mailing Address: PO Box 19728 City: Colorado City
 State: CO ZIP: 81019 Telephone: 719-337-5989

CONTRACTOR			
Contractor:	<u>Self</u>		
Mailing Address:	_____		
State:	_____	ZIP:	_____
		Telephone:	_____

Requested approval for: Commercial building Home Shed Fence Other: Non Attached Deck (Free Standing)

Lot: _____ Unit: 3 Legal address, (please verify with CC Metro District): 5332 Cibola Dr.

Type construction: Wood frame Trex Deck Mobile homes: New Used - Year built: _____

Final area square footage: 580 Square footage required by covenants: N/A

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out **before** Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house **must** face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Blanca Garcia Date: 6-3-20

This application will not be accepted until you read and sign on reverse.

Application Form

Colorado City Architectural Advisory Committee

Revised May 7, 2019

NO permit require on unattached Deck
in Pueblo County

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- CCAAC meets the first and last Tuesdays of each month. After reviewing plans and specifications, CCAAC will approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one (1) set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCAAC. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed on the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **Those applicants wishing to place factory built homes in Colorado City – APPLY BEFORE YOU BUY.** CCAAC adopted Resolution 97-1, which applies to all factory built homes in Colorado City. You need to be aware of the limitations within R97-1. before you purchase a factory built home.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCAAC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00

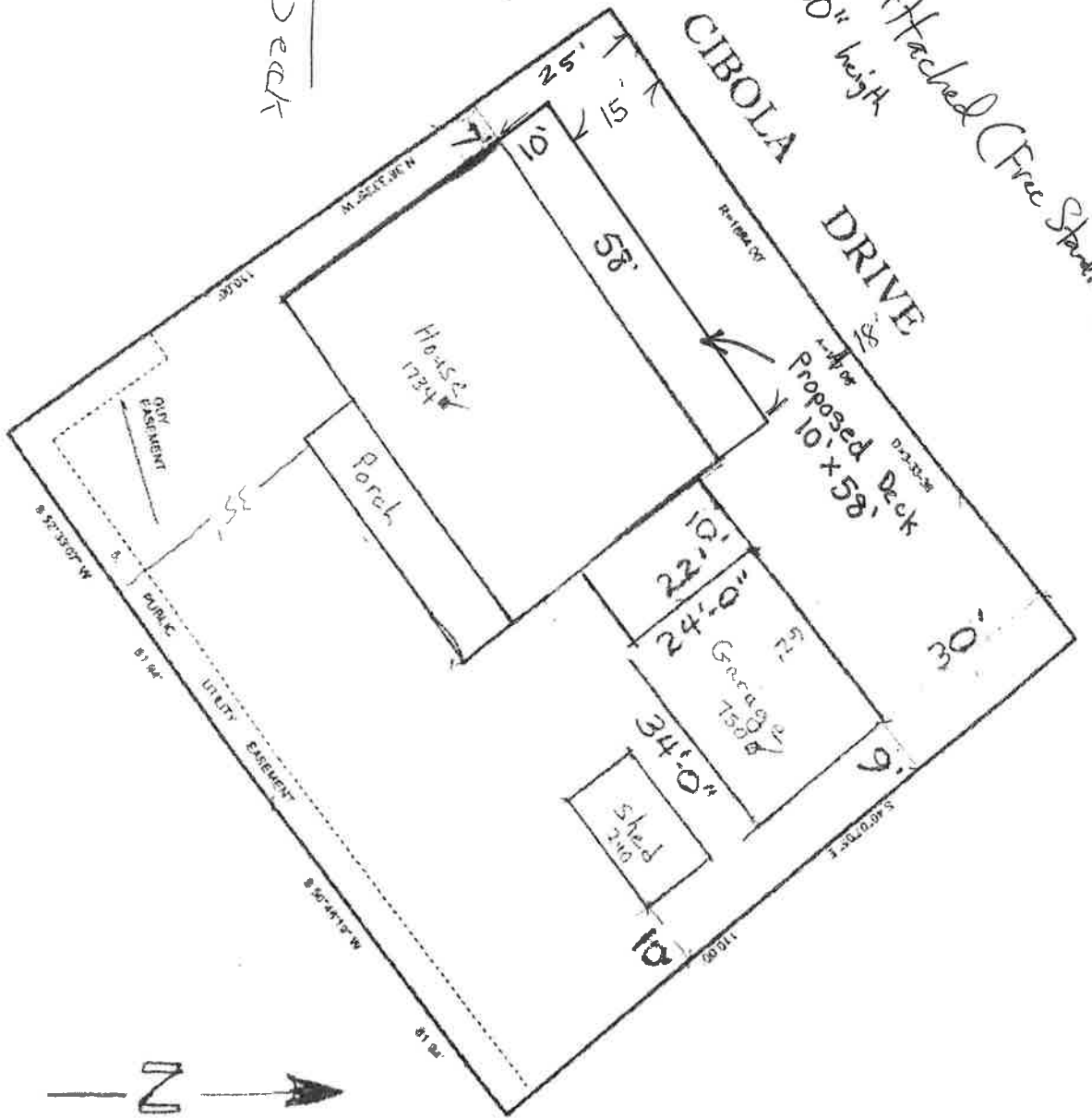
NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature: Blaine Garsin Date: 6-3-20

Proposal Non Attached (Free Standing)
Deck 30" height

Deck Surface
Less than 30"
above ground
unattached Deck



LEGAL Disc.
PAR A LOTLINE
VACATION # 2001-009
FORMERLY # 47-242-03-005+006



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Property Owner: MICHAEL SPIELES
 Mailing Address: P.O. Box 19862 City: COLORADO CITY
 State: CO ZIP: 81019 Telephone: 719 679 8284

CONTRACTOR			
Contractor:	_____		
Mailing Address:	_____	City:	_____
State:	_____	ZIP:	_____
		Telephone:	_____

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 241 Unit: 2 Legal address, (please verify with CC Metro District): 4828 TAOS DRIVE

Type construction: KIT Mobile homes: New Used - Year built: _____

Floor area square footage: 192 Square footage required by covenants: _____

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out **before** Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house **must** face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: [Signature] Date: 6-24-20

This application will not be accepted until you read and sign on reverse.

(CONDITIONS APPLYING TO THIS APPLICATION)

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
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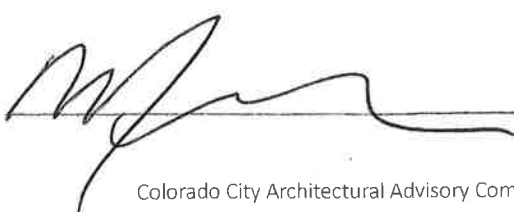
CCACC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 {\$40 application fee + \$40 late fee) and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:  Date: 6-24-20

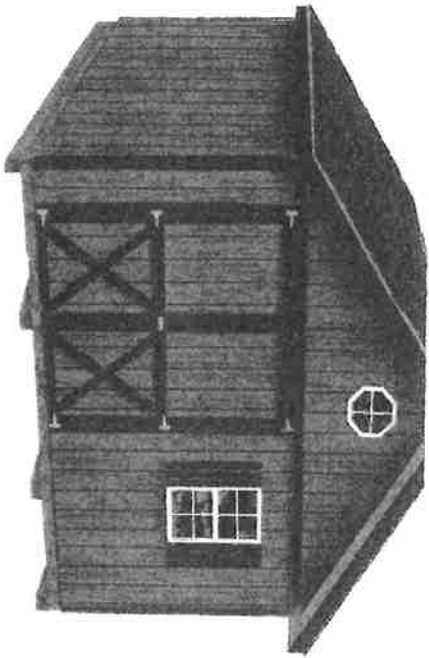
LOWE'S IS COMMITTED TO HELPING LOCAL SMALL BUSINESSES REOPEN. APPLY FOR A GRANT HERE >



S. Pueblo Lowe's >

Open 919PM

- Shop
- Ideas
- Savings
- Services



Order Status Lowe's Credit Cards Weekly Ad

 **Free Store Pickup**
Ready for pickup: Estimated by Jul 8

 **Free Delivery**
Ready for Delivery: Estimated on Jul 7



Floor, windows, paint, shingles not included; in-use/lifestyle image - mower, porch and dining set not included



Feedback

LOWE'S IS COMMITTED TO HELPING MINORITY SMALL BUSINESSES REOPEN. APPLY FOR A GRANT HERE >



S. Pueblo Lowe's >

Open till 9PM!



Shop Ideas Savings Services

Order Status Lowe's Credit Cards Weekly Ad

The Brandon storage shed kit from Best Barns features large 5-ft 4-in high x 5-ft 11-in wide double doors which can be off-set left or right of center. The Brandon is available in lengths of 12-ft, 16-ft and 20-ft, so you can choose the right size for all your storage needs. With its 6-ft x 4-in high side walls, you'll have plenty of headroom to add shelving if you desire. Framing is 24-in OC 2 x 4 and covered with LP SmartSide exterior grade pre-primed paneling, so it's ready to paint the color of your choice. Before you build, make sure your foundation dimensions match the size of the shed. Check with your local permit authority before placing order. Building is shipped directly to you via curbside delivery. Windows shown are purchased separately. Floor not included. Shingles purchased by homeow

Feedback

- Assembly required, some cutting required, hardware and nails provided, must be painted
- Check with your local permit authority before placing your order
- Designed for the DIY homeowner installation not available
- Windows sold separately - search for model numbers window 1827 and window octagon
- Premium grade 2 x 4 24-in on center wall studs with SmartSide exterior



Warranty Guide PDF



Use and Care Guide PDF

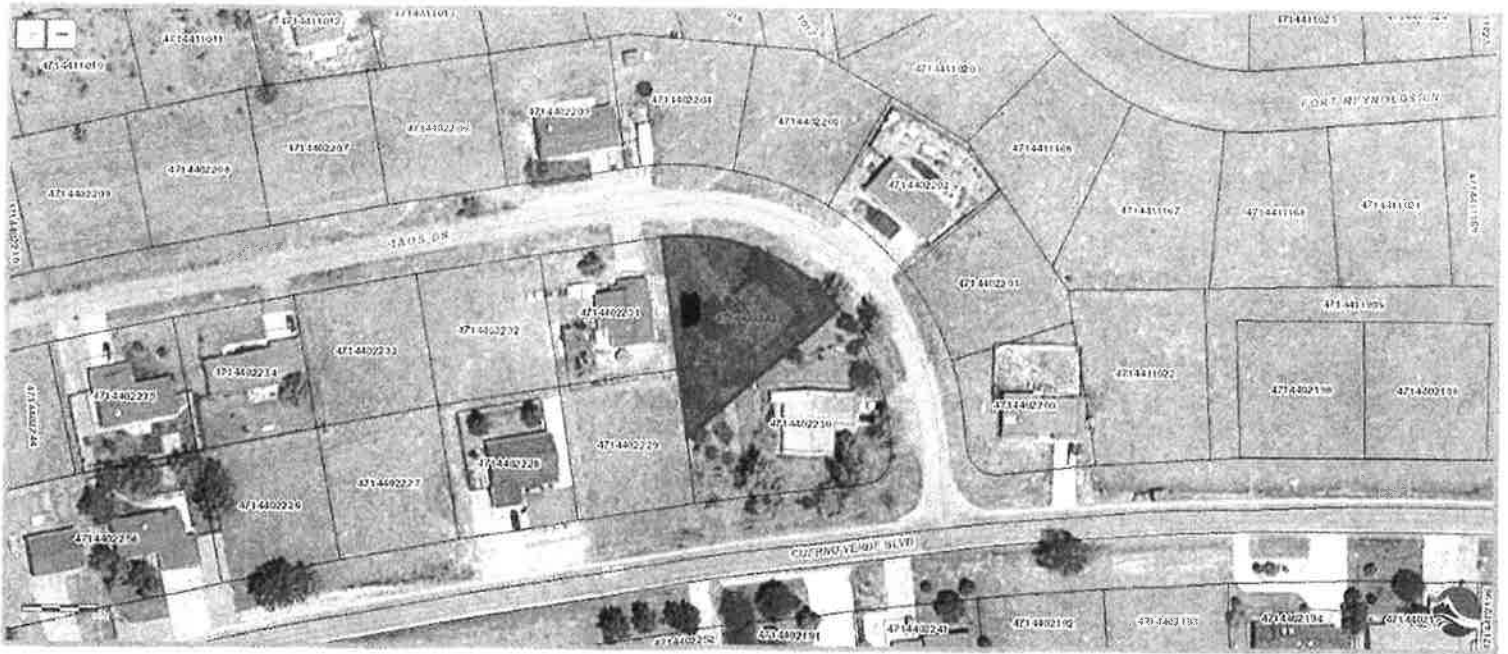
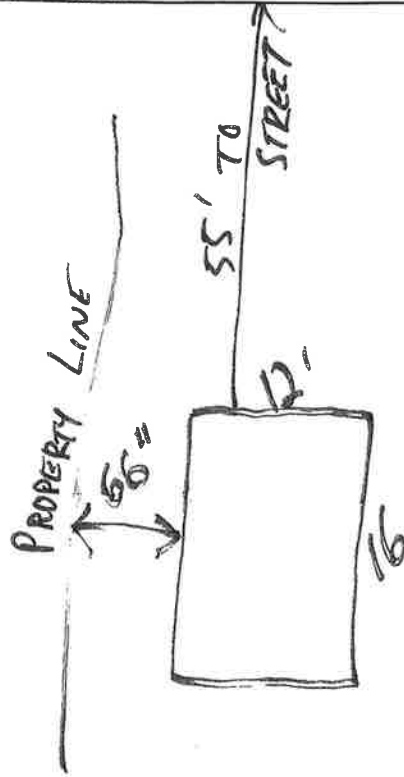


CA Prop 65 PDF



Plat Map

Borrower/Client	MICHAEL SPIELES		
Property Address	4828 TAOS DR		
City	COLORADO CITY	County	Pueblo
		State	CO
		Zip Code	81019
Lender	Wells Fargo Bank, N.A. - 0035274		





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Property Owner: Erin Blue Ocean Properties CO Erin Butler-Salinas
 Mailing Address: 8065 S 1-25 City: Pueblo
 State: CO ZIP: 81004 Telephone: 719-214-8914

CONTRACTOR

Contractor: _____
 Mailing Address: _____ City: _____
 State: _____ ZIP: _____ Telephone: _____

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 369 Unit: 30 parcel # 4734430190
 Legal address, (please verify with CC Metro District): _____
 Type construction: 5 foot tall welded wire wood post every 100ft, + post every 10 feet
 Mobile homes: New Used - Year built: _____
 Floor area square footage: _____
 Square footage required by covenants: welded wire required due to livestock sheep

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number No legal address yet
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out before Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house must face legal address
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- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: [Signature] Date: 6/22/20

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
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CCAAC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00

I did not realize a permit was required with my fence being under 6ft high. Late fee remitted with application fee.

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:

E. Butler Salinas

Date:

6/22/20



1 in = 40 ft
 5 ft welded wire
 fence along
 property line
 with gate across
 driveway access

Estelle Ave

