**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 November 26, 2024, beginning at 6:00 p.m.

1. Draft Budget for 2025 Public Hearing Dec 10

Board to review prior to hearing.

Payroll - update now. Nov 26th.

CTF Funds going to Golf Course & Prop Shop. Interfund transfer of 100K total, 50K from admin & 50K from rec center accounts, to replace windows/doors for energy savings.

CCMD Budget for 2025 is available to the public, we can email or print copies in the office if requested.

1. Engineering Report for North Park Way

Engineering is happy with what has been presented, it includes landscaping & electrical work. Start date of next Monday, December 2, with completion expected within 2-3 days. Changing 1 pit out & 2/3 changing of wiring.

1. Personnel Policy Revised with Paychex

Jim talking with Paychecks weekly on inputting the revised/changed items. Meets state & federal policy guidelines. Board to review and let District Manager know if they note any issues.

Change wording of “organization” to “CCMD”. Change “profits” to “budget”. Yes, we do hire federal contractors.

By the end of year, staff get copies to sign.

1. Resolution 15-2024 Road Policy

To be addressed at the December 10th Public Hearing, under the Rules & Regulations. CCMD has the ability to change. Mr. Gross inquired who pays to replace? Our road is our liability. Carolyn to have her review completed for the meeting. Pueblo county is 1st then us for access/entry on property. Mr. Davis who covers the cost ($50-$250) for drainage survey-to correct? Mr. Eccher stated more research is needed on the issue (i.e.: compaction test required (requirements).

1. Resolution 14-2024 Covenant policy

CCMD board could vote to add a Policy to Rules & Regulations at this time, then could be added to at a later time defining which items would be fineable, enforced if needed, and how.

Mr. Davis wants to add policy now, so that fines can be enforced if needed. Fines can be defined later after the policy is accepted.

Mr. Collins doesn’t what this to become feuds between neighbors. Some items are judgement calls. If we do nothing moving forward, then we have “No Stand” for any enforcement in the future. Still, lots of discussion needed to define items.

Mrs. Hunter doesn’t think fines added to taxes will stop campers, as people will leave property without paying. Fines/liens will go unpaid.

Precedents already set via zoning.

1. Meeting Scheduled for Dec 26 for WSRF Grant Public Hearing –

Zoom meeting scheduled for Dec. 26, as it requires 30 days for public posting. If moved – then to what date?

Questions to reduce size of new treatment plant, this could delay project. Size & function for future equipment and city needs were taken into account. State dragging feet -hopefully we get approval by Jan. 2025. Could this affect current rates, need for increase in 2025? No-as current increase was projected out to 2028.

Approval of application requires three board members.

1. CCAAC Reviews

Review of four new builds and 1 new garage.

1. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
2. CITIZENS INPUT

Eric Baker @ 8 Garden State. Questions house in N. Park why CCMD is purchasing their Lift Pump. Years ago it was planned for gravity system – has gone from 5 house to 20+ club house, 2 lift pumps they tapped into….what’s there is unknown. Shouldn’t they then pay for all houses that need lift pumps? Are there health & environmental issues? Use to be fish in pond – not really now – waste in pond?

Bruce B – 13 Woodbine. Also comments regarding N. Park and lift pumps – is this setting a precedent for CCMD, if others have issues?

Ruth – no, just signing in to meeting.

Kevin – 24-1267: He thinks Mr. Davis makes sense, as the covenants are not perfect, but if we do nothing, nothing changes. Move forward with approval to add to Rules & Regulations then could add fees after more discussions. CCMD/CCAAC need more “teeth” to correct noted major violations to said covenant. Some violations are affecting other homeowners’ property values.

Greg – Agrees also with Mr. Davis that we need to have some way to fine for some violations (homeowners setting up RV’s and living on property without any utilities (where is waste going) & trashing of property.

COLORADO CITY METROPOLITAN DISTRICT

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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, November 26, 2024, beginning at 7:15 p.m.

1. **CALL TO ORDER.**

2. **PLEDGE OF ALLEGIANCE.**

3. **MOMENT OF SILENT REFLECTION.**

4. **QUORUM CHECK**

**C**hairperson 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 with removal of the personal policy for this meeting. Mr. Collins seconded the motion.

Personal policy is in the books, currently testing. Add to Agenda for next meeting – a Public Hearing is not required. Just need to get in place by January 2025.

Vote called. All board members approved.

6. **APPROVAL OF MINUTES.**

Regular Meeting November 12, 2024

CCACC Minutes November 12, 2024

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

7. **BILLS PAYABLE.**

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

Discussion: Survey was done last year 2023-2024

Vote called. All board members approved.

8. **FINANCIAL REPORT.** - Completed through October 31, 2024 – not audited yet.

1. **OPERATIONAL REPORT.** Full report is on file.

* 1. Beckwith Dam report

Lake levels: 11.14.2024 - 13.6 ft on 11.21.2024 – 13.8 ft. Tanks are all full.

Water plant overall running good right now, producing 500k gal daily. Aug/Sep were rough though.

Mr. Davis questioned Covid funds we received for Tank 3 - have we used them all? As he has heard if not spent (Federal level) that we could lose unused funds.

* 1. Committee Reports Newsletter for Nov Clint Gross.

**ATTORNEY Report: - N/A**

10. **AGENDA ITEMS:**

**Resolution 14-2024 Review and vote to go forward or Drop** **Discussion/Action**

Mr. Davis motioned to move forward – next meeting with Public Hearing. Chairman Elliot seconded the motion.

**Discussion:** Put motion in place- then put policy in place later, as it can be modified to include fines, on what items & how to be enforced at a later date. With or without Item #7- should be on its own. Suggested that items be broken up in discussion (separate items), instead of all lumped together as a “all or none”.

**Resolution 15-2024 Roads Policy 1 reading** **Discussion/Action**

Mr. Davis motioned to include Resolution 15-2024 to agenda for Public Hearing on December 10th, 2024. Mr. Collins seconded the motion.

**Discussion:** Mr. Gross thinks policy should include proof of 95% density. Homeowner or contractor provide “certificate” at time of inspection, cost would be at homeowners expense, and provide proof.

Vote called. All board members approved.

**Personnel Policy Wages Discussion/Action**

Move to next meeting agenda

**CCACC:** **Discussion/Action**

A. New Construction:

**1. 3187 Stanley Avenue Garage**

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

**2. 4813 Taos Drive House**

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

**3. 4727 Hicklin Drive House**

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

**4. 5157 Hicklin Drive House**

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

**5. 4828 Hicklin Drive House**

Chairman Elliot motioned “NOT” to approve. Mr. Collins seconded the motion.

Discussion: Paperwork 6 months old, no elevation, not clear which way door is facing. CCAAC approved, but need better documentation. Maybe need a standardized approval form?

Vote called. All board members voted to “Not” approve.

B. Actions – N/A

a. 0 First Letters

b. 0 Second letters

c. 0 Third letters

d. 0 Unauthorized Structure

11. OLD BUSINESS.

**Road Resol**ution – See above

**Goals and Achievement Plan** – N/A

**Strategic plan** – N/A

**Wells Repair –** N/A

**Budget Committee**

Audit 2023 – finance working to hopefully have completed by December 26th.

**North Parkway Water**  - Plans to work on the starting December 2, 2024, should take a few days to complete.

**Water Lease**

Stewart Ranch – Audit if water loss reducing? Are we sure they are off-line now? Plant production is up and all tanks are full. Staff have seen landowners out “witching” on property. To drill a well they must go down minimum of 150 feet, and water above is Kansas water.

**Meter Change out -** None completed since last meeting, due to snowstorm. How many meters are the team trying to complete weekly? Subcontract out to get done on a set time frame. Get fellers out & get idea of cost. Complete in 2025? We need to tackle this item.

Set water deadline goals: I.E.: Applewood to start in Spring. Well repairs- are all fixed and running – completion date?

**AWWA water Loss –** Where are we at on the program loss? Spring AWWA audit possible.

**Sewer Rat –** Set-up time to get one section completed, then the next, to meet number by end of the year.

**Wages** – N/A

**Hydrant flushing** - Chairman Elliot asked if being done regularly. Yes.

**Camelot and Rosemont survey**

Mr. Bechaver has on schedule to complete survey.

Mr. Davis regarding “Water Right” abused by user on Little Granero’s. Water usage is only seasonal, water available March to maybe mid-June. Want to ensure “water right are protected!” Send letter for fee charge not punishment. Lease down from $1500 to $200. Gary could bring water over to our ditch, if needed.

**County decision of ATVS**

Have not heard anything concrete, but Mr. Collins believes Pueblo county is going to approve the proposal.

12. NEW BUSINESS:

**Water Truck –** Mr. Collins is in contact with Pueblo county, still in preliminary discussion, but it appears they are amicable to give us access to a water truck periodically for maintenance on our roads.

13. CORRESPONDENCE: Letter from Henning – Board members to review.

Cody Pearson, he is still working on setting up the meeting.

14. EXECUTIVE SESSION:

15. ADJOURNMENT.

Mr. Collins moved to adjourn the meeting. Mrs. Hunter seconded. Meeting adjourned at 8:05 p.m.

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