

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, April 30, 2019, at 6:00 p.m.

1. QUORUM CHECK.

Chairperson Terry Kraus
Secretary Greg Collins
Treasurer Harry Hochstetler - absent, excused
Director Justin Hunter -- by phone
Director Bob Cook

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Scheid, Public Works
Josh Briggs, Parks & Recreation
Gary Golladay, Water & Sewer

2. AGENDA ITEMS:

a. Real Estate Proposal offer Harland Cason

Mr. Cason presented his proposal of listing the buildable lots CCMD owns. He said at this time he was not interested in listing the unbuildable lots unless a bundle deal was done. The commission would be 6% and listed until the end of the year. The board decided Mr. Cason and Mr. Douglas should turn in bids to the board and they could be decided in private.

b. Forensic Audit

Mr. Eccher read a letter to the board he had prepared about the forensic audit. In his opinion, the audit would take up unnecessary time and resources of CCMD. If something new was discovered in the future, the matter could be looked into then. The board agreed with the decision.

c. Cistern in areas of no water service

Mr. Eccher gave the board a statement from the attorneys. Mr. Marin, the water attorney, stated the district has always held the position of no wells within the district. The two wells that have been allowed were done because the board at the time did not want to spend the money to fight them in the courts. A cistern would be possible instead of a hardship well as long as it was more than 400 feet from an existing water line. The board was reminded a landowner would need more than one acre of land to install a septic system. The board brought up tap fee, water requirements, fire protection and iso ratings. It was decided more discussion was needed.

d. Break down of legal bill for CCACC

Mr. Eccher presented the legal fees incurred in the dissolution of the CCACC. The total was \$4002.50. CCACC transferred \$4478.73 to CCMD when they dissolved.


e. Resolution 8-2019 Showalter Drive

Mr. Eccher explained when the maintenance of roads was divided with Pueblo County, Showalter Drive said to Royce Road. Royce Road is a circle road that meets with Showalter Drive in two places. A lot line vacation was recently denied because the county didn't show a maintained road in front of the lot. This resolution will clear up the matter. This will also be the process for any future road expansion.

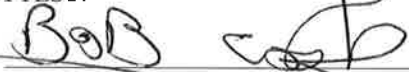
Mr. Eccher and Mr. Cook brought up four items they would like added to the agenda for the regular meeting as action items. 1) Putting a meeting packet on the website. 2) Reinstatement of fees for the architectural committee. 3) Income earned by the fan press being put towards the principal of the loan. 4) A percent of expedited road fees being put towards the principal of the road grader.

3. ADJOURNMENT. There being no further business before the Board, Mr. Kraus adjourned the meeting at 6:52 pm.

COLORADO CITY METROPOLITAN DISTRICT


Terry Kraus, Chairperson

ATTEST:


Bob Cook, Director

Approved this 14th day of May, 2019.

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.