

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, January 12, 2021, at 6:15 p.m.

1. CALL TO ORDER. Chairperson Kraus called the meeting to order at 6:55 p.m.
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENT REFLECTION
4. QUORUM CHECK.

Chairperson Terry Kraus – by phone  
Secretary Greg Collins  
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  
Josh Briggs, Parks & Rec

5. APPROVAL OF AGENDA: Mr. Elliot made a motion to approve the agenda Mr. Collins seconded the motion. All voted in favor and the motion passed.
6. APPROVAL OF MINUTES: Study Session and Regular Meeting December 8, 2020 : Mr. Cook made a motion to approve the minutes. Mr. Elliot seconded the motion. All voted in favor and the motion passed.
7. BILLS PAYABLE:  
Mr. Hochstetler made a motion to approve the bills. Mr. Collins seconded the motion. All voted in favor and the bills were paid.
8. FINANCIAL REPORT:  
Mr. Eccher said the standpipe would be recalibrated this week.
9. OPERATIONAL REPORT:  
Mr. Eccher read the managers reports.  
The golf course continues to show more rounds and revenue than 2019. Mr. Spicer said in talking to professionals from surrounding golf courses, all decided COVID played the biggest part in the increase. Most indoor activities were shut down and people found activities to do outdoors. Mr. Spicer thanked Mr. Anzlovar for all his hard work to keep the course in great shape.  
Mr. Scheid reported on the water break on Andrews Dr. The leak detection system was tested and it worked. Basin 1 at the sewer plant is up and running.
10. READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor:  
Read by Mr. Elliot.
11. CITIZENS INPUT:  
Shaylene Siudyla again asked about the house on Unit 9 Lot 498. She wanted to make sure a modular could be placed there and when the work would be done. Right now, it is an eyesore.
12. ATTORNEYS REPORT.  
None
13. AGENDA ITEMS  
Property Sales  
Menegatti Unit 2 Lot 78  
Mr. Cook made a motion to counter at \$5000. Mr. Collins seconded the motion. Mr. Elliot asked to amend the counterproposal to \$5500. Mr. Cook and Mr. Collins agreed. All voted in favor and the motion passed.  
Briggs-Mead Unit 9 Lot 379  
Mr. Elliot made a motion to counter the offer at \$7500. Mr. Cook seconded the motion. All voted in favor and the motion passed.

Baysinger Unit 21 Lot 547

Mr. Cook made a motion to counter the offer at \$5500. Mr. Elliot seconded the motion. All voted in favor and the motion passed.

McBDev Unit 1 Lots 635 & 687  
Unit 29 Lot 68

Mr. Elliot made a motion to ask \$5500 on the lots in unit 1 and \$6500 on the lot in unit 29. Mr. Cook seconded the motion. Mr. Eccher said the offer was for \$15000, would the counter state \$17,500? Yes. Mr. Collins recused himself. All others voted in favor and the motion passed.

McBDev Unit 1 Lots 656, 658, 663, 648, 645, and 464

Mr. Cook made a motion to counter the offer at \$3250 per lot. Mr. Elliot seconded the motion. Mr. Cook called for the vote. Mr. Collins recused himself. All others voted in favor and the motion passed.

Resolution 01-2021 Designating Posting Places for Public Meetings

Mr. Cook made a motion to approve the resolution. Mr. Elliot seconded the motion. All voted in favor and the motion passed.

Resolution 02-2021 Setting Meeting Dates for 2021

Mr. Cook made a motion to approve the resolution. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Resolution 03-2021 Accepting Road Maintenance – Stonewall and Julianna

Mr. Cook made a motion to approve the resolution. Mr. Elliot seconded the motion. All voted in favor and the motion passed.

Resolution 04-2021

Mr. Cook made a motion to approve the resolution. Mr. Collins seconded the motion. Mr. Cook said the matter would need a public hearing in 30 days. A division of the house was called. All voted in favor and the motion passed.

14. OLD BUSINESS:

Mr. McBee asked to have the tap fees on four of the lots reduced to the 2020 price of \$10,000 since there was no second meeting in December and he couldn't purchase the lots in 2020. Mr. Cook asked if he would consider \$12,000. Mr. Cook made a motion to let Mr. McBee pay \$12,000 for taps on four of the lots he was purchasing. Mr. Elliot seconded the motion. Mr. Elliot asked to amend the motion to \$10,000 because of the cancelled meeting. Mr. Cook agreed. Mr. Collins recused himself. Mr. Cook voted against. All others voted for and the motion passed.

Mr. Hochstetler made a motion to look for bids on the Duell well. Mr. Cook seconded the motion. All voted in favor and the motion passed.

Mr. Collins said he had the name of a real estate attorney that he would like to approach about working for CCMD. Mr. Cook said this was for real estate only, not covenants.

15. NEW BUSINESS: None

16. CCAAC

A. Reviews by CCAAC

Mr. Cook said a division of the house should be called as he was voting against all applications.

4943 Cherry Creek – House

Mr. Elliot made a motion to approve the application. Mr. Hochstetler seconded the motion. Mr. Collins recused himself. Mr. Cook voted against. All others voted in favor and the motion passed.

4711 Vigil Dr - House

Mr. Hochstetler made a motion to approve the application. Mr. Elliot seconded the motion. Mr. Collins recused himself. Mr. Cook voted against. All others voted in favor and the motion passed.

4846 Vigil Dr - House

Mr. Elliot made a motion to approve the application. Mr. Hochstetler seconded the motion. Mr. Collins recused himself. Mr. Cook voted against. All others voted in favor and the motion passed.

4719 Vigil Dr - House

Mr. Hochstetler made a motion to approve the application. Mr. Elliot seconded the motion. Mr. Collins recused himself. Mr. Cook voted against. All others voted in favor and the motion passed.

4924 Isabella - House

Mr. Elliot made a motion to approve the application. Mr. Collins seconded the motion. Mr. Cook voted against. All others voted in favor and the motion passed.

4893 Vigil Dr - Fence

Mr. Cook asked if this was the Kalman property. When he was assured it was, he reminded the board of the state statute outlining reasons to recuse yourself from a vote. Mr. Collins made a motion to approve the application. Mr. Hochstetler seconded the motion. Mr. Elliot abstained from voting. Mr. Cook voted against. All others voted in favor and the motion passed. Mr. Cook asked for an investigation into Mr. Hochstetler's vote on this matter. Mr. Kraus denied the request. Mr. Cook said he would take it up with legal.

4504 Chaffee Dr - Garage

Mr. Collins recused himself from this vote since this is his address. Mr. Cook recused himself since him and Mr. Collins do business together. Mr. Elliot made a motion to approve and Mr. Hochstetler seconded the motion. The three voted in favor and the motion passed.

B. Actions:

5013 Vigil - Refuse in the Front Yard

Mr. Eccher said he has driven by to confirm there is trash, but has not had time to do more.

C. Spreadsheets


Mr. Eccher said he has not had time to update the spreadsheets.

- 17. CORRESPONDENCE: None
- 18. EXECUTIVE SESSION: None

Mr. Eccher said he had met with Bustang, the bus line running from Trinidad to Denver. They are continuing forward with the plans.

- 19. ADJOURNMENT. There being no further business before the Board, Mr. Collins made a motion to adjourn the meeting, and Mr. Elliot seconded the motion. Mr. Kraus adjourned the meeting at 8:28 pm.

COLORADO CITY METROPOLITAN DISTRICT

  
Terry Kraus, Chairperson

ATTEST:

  
Harry Hochstetler, Treasurer

Approved this 26th day of January, 2021.

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.