

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 28, 2020, at 6:00 p.m.

1. QUORUM CHECK.

Chairperson Terry Kraus – by phone  
Secretary Greg Collins - by phone  
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. CCAAC Resolution Review by Chair/ Comments from Committee

Mr. Kraus said he thought section 2 should be changed to 1 or 2 members plus the District Manager. He thought the matter should only be brought to the CCMD board if it meets covenant requirements. Mr. Eccher was concerned about who a complaint should be filed with. Mr. Elliot cover responsibilities. Mr. Collins would like more authority given to the District Manager with the board giving final approval. Mr. Hochstetler said it does need some tweaking. Mr. Cook said there needs to be three CCAAC board members to form a full committee and the authority needs to be with the CCMD board. Mr. Larry Berg, CCAAC board member, stated the rules say the CCMD board can delegate authority and responsibilities.

4756 Cuerno Verde – New Home

The plans submitted for this home did not meet the minimum square footage requirement stated in the covenants. Ms. Stefyl sent a letter stating the board should not approve this thereby setting a precedent of overriding the covenants. Mr. Elliot and Mr. Hochstetler had looked at the surrounding houses and thought 1800 square feet was unreasonable for the area. Mr. Cook said the board did not have the right to change the rules. Mr. Kraus said there were three choice: 1) Ignore the rules. 2) Enforce the rules. 3) Use common sense to help these people. Mr. Cook restated the board has no authority for a variance. Mr. Elliot wants to talk to the home builder.

3158 Armstrong – Garage

Mr. Eccher called Region Building and Pueblo County Zoning. They have no problem with the building and this does meet all covenant requirements. CCMD would need to see a site plan and approve all plans before going forward. The homeowner wanted to ensure the preliminary plans were satisfactory before going forward. Mr. Elliot would like to see a elevation plan. Mr. Cook wants a complete package turned in.

4281 Chaffee – New Home

Previously an incomplete packet had been turned in. The board looked at the revised packet.

5100 Bull Bear -New Home

Mr. Eccher reported the home met all covenant requirements. Mr. Elliot said he saw no problems with this home.

6012 Kaneache – New Home

Mr. Elliot said the packet was complete and he saw no problems.

b. Water Leases – Fleming and Gutierrez/ New Information

Mr. Eccher said he had checked state requirements on water rights. If rights are not used for three years, a water right can be declared abandoned and can be claimed by another person. Mr. Cook said this was decided at the last meeting and should not be addressed again.

c. Resolution 08-2020 Electronic Meeting During Emergency Situations

16. NEW BUSINESS:

Advertise for Cleaning

Mr. Eccher said Mr. Cook has asked if the cleaning service used by CCMD was bonded. Mr. Eccher said she has submitted the paperwork, but due to COVID-19, the paperwork is being delayed. Mr. Kraus made a motion to give her 45 days to get bonded and to retain her during that time. Mr. Cook seconded the motion. A division of the house was called. All voted in favor and the motion passed.

Mower

Mr. Briggs told the board Parks & Rec is in need of a new mower. The 2020 budget has plans for a new mower, but the income this year is questionable. The new mower purchased last year is designated for the ball field. He would like to know how the board would like him to proceed. Mr. Cook asked if CTF funds had been applied for for Parks & Rec. Mr. Eccher said at the time, he didn't know funds were needed. Ms. Barron said funds had been applied for in the past, but did not receive. Mr. Kraus asked Mr. Briggs to bring a proposal like he did last time and the board would look at it.

Swimming Pool

Mr. Eccher asked for direction from the board whether the swimming pool should be opened. Mr. Kraus said regulations are easing, but still unsure about the future. Mr. Elliot asked how soon a decision is needed. Mr. Briggs said it takes almost three weeks to prepare the pool and train the staff. Mr. Cook made a motion to donate water from the water leases to the pool. There was no second and the motion died. The board decided to wait until the next meeting to make a decision.

17. CORRESPONDENCE: None

18. EXECUTIVE SESSION: None

19. ADJOURNMENT. There being no further business before the Board, Mr. Elliot made a motion to adjourn the meeting, and Mr. Collins seconded the motion. Mr. Kraus adjourned the meeting at 8:25 pm.

COLORADO CITY METROPOLITAN DISTRICT



Terry Kraus, Chairperson

ATTEST:

  
Greg Collins, Secretary

Approved this 12th day of May, 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.