



**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 9, 2026, beginning at 6:00 p.m.

1. Road Access update: Bob is continuing to work with Mr. Ayoub to further refine the road access. Mr. Ayoub will compare the revised road access with the county's version to ensure nothing of importance has been dropped. Mr. Elliot states we need to decide what problems we are trying to solve. Things don't need to get complicated. Correct the problem in front of us with the ability to change. Mr. Davis states that No person shall construct new access. Mr. Ayoub says that illegal access can be blocked by physical means.
2. Update on Tanks, Dam, DAF, clean up: Jim got ahold of Andrew, and he will be here in the middle of August to start Tank 1.  
USDA will visit on June 24 at 11:00 am for a presentation and meeting with the board.  
The Community Clean Up was a big success. The line started at about 6:00 am and we began at 8:00 am. There were a few complaints about being turned away.  
Mr. Elliot gave a shout out to Bob, John, and Bob for all their help.  
The Metro will be paying for 1 dump due to volunteering.  
Jim had a meeting today with the state and everything is turned in and we should have an answer on August 15. We could be looking at a \$20 increase in our water bills.
3. CCAAC Review: 5181 Cibola Dr, Carport patio cover. The county has no issues with this. Mr. Kanter said he is thinking about moving the support next to the building. This would be best.  
2 letters of complaint: C254 with 4 sheep and a Conex, the other C255 trash and a falling down fence.  
The board will wait for Bob to get back from vacation to discuss signs.  
We can begin the invoice process for compliance issues per Jim, Carolyn and Daniel and see if they pay it in a timely manner.
4. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor:
5. CITIZENS INPUT: Kevin Manire is here today to discuss his challenges with building permits and septic system requirements for his property. The board told him to submit his plot plan and dome diagrams to Bob at CCAC. He was also informed to continue to provide the board updates on progress. Mr. Davis told him to make sure and get set up with the Health Department for directions before planning. Mr. Elliot stated with our side we need to follow the covenants. Mr. Sievert told him to investigate the Greenhorn Park Campground as well as KOA. Bob has already cited him as well as the Sheriff's office.

Terry Kraus is present today to discuss the importance of transparency and has offered for us to use his newspaper as a tool to help citizens understand what is happening and the reasons.

## BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday June 9, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER:** Chairman Elliot called the meeting to order at 6:47 pm.
2. **PLEDGE OF ALLEGIANCE:**
3. **MOMENT OF SILENT REFLECTION:**
4. **QUORUM CHECK:** Chairperson Neill Elliot  
Board Member: Greg Bailey - Excused  
Board Member: Bob Sievert  
Board Member: Karim Ayoub  
Board Member: Ray Davis  
  
Also in Attendance:  
Jim Eccher, District Manager  
Cristy Adams, Finance Manager  
Roberta Anderson, A/R Reception  
Gary Golladay, Water/Sewer
5. **APPROVAL OF AGENDA:** Mr. Sievert makes a motion to approve the agenda, Mr. Davis 2<sup>nd</sup> the motion. Chairman Elliot calls the vote; all Board Members are in favor.
6. **APPROVAL OF MINUTES:** Mr. Davis makes a motion to approve the study meeting and minutes, Mr. Ayoub 2<sup>nd</sup> The motion, Chairman Elliot calls the vote, all Board members are in favor.  
Study Meeting Minutes May 26, 2026  
CCACC Meeting Minutes May 26, 2026
7. **BILLS PAYABLE:** Mr. Sievert makes a motion to pay the bills, Mr. Davis 2<sup>nd</sup> the motion. Mr. Ayoub-yes, Mr. Sievert-Yes, Mr. Davis-yes, Chair-yes.  
Mr. Elliot states they are putting a lot of money into A-Squared. Gary replies that is going to get worse.  
Mr. Davis asks if we can have them come and work for us. Mr. Sievert responded that he has significant clients and contracts. Mr. Elliot also questioned the 12 electronics cleaners, presumably the golf carts. Jim replied they were electrical parts cleaner for starter/generators motors to replace brushes for mechanic who don't charges to repair. Mr. Elliot asked about 4 GPM pump. Gary told him it was to replace pump in backwash basin. Neil questioned why the natural gas is so high at the proshop and maintenance shop in summer. Jim stated the reading was from April 8 to May 8 at which time the nights were cold.  
Mr. Ayoub stated that One Point Sync SSL has expired and to make sure to let them know. He believes it expires yearly.
8. **FINANCIAL REPORT:** N/A

**9. OPERATIONAL REPORTS:**

Parks and Rec are active with flag football in 3 different age groups, a weeklong softball camp, irrigation issues on the Baseball field, a pump quitting at the pool prior to opening, and a couple of days later the heater quitting. Pool season dates are limited due to school schedules starting August 8.

The Pro Shop continues to do well with revenue.

2025 May Revenue: \$72,535 Year to Date: \$285,427

2026 May Revenue: \$96,548 Year to Date: \$411,829

Digital Passes: \$9,002.00

Tournaments held this weekend on Friday, Saturday, and Sunday, bringing in \$23,000.

We will be filling the tanks as the month goes on. Install on the VFD for the Clearwell soon. The backwash basin decant pump failed and was replaced. Preparation for painting will begin on July 27<sup>th</sup>. The Pista Grit Pinch valve bid has been received; we will order and install. We will need to haul bio-solids later this year.

AOS account statements will be sent out on the 15<sup>th</sup> with envelope stuffing planned for that morning. Asking Board Members for help if available.

- a. Beckwith Dam report: Lake Beckwith's level dropped to 12.
- b. Committee Reports: Newsletter April Karim

**11. ATTORNEYS REPORT:** Quarterly requests by the lawyers, this is presented in your packets.

With the tax assessment involving 929 vacant lots we could be looking at \$70,000 loss. Recommend an Executive meeting for this.

**12. AGENDA ITEMS:** N/A

**13. OLD BUSINESS:**

Goals and achievement Plan/ Strategic plan/ Ranch Water/Rosemont And Camelot/Meter Changeout/Water loss/ Water Survey and Leak Detection/Meter Towers

We are working on water loss and meter change outs. Leak detection/meter towers we are still waiting to see.

There is nothing new on Ranch Water.

**14. NEW BUSINESS:** N/A

**15. CCACC:**

**A. CCACC:**

- 1. 5181 Cibola Drive Carport: Mr. Sievert makes a motion to approve carport, Mr. Davis 2<sup>nd</sup> the motion. Mr. Davis-yes, Mr. Sievert-yes, Chair-yes, Mr. Ayoub-yes

**B. Actions**

- a. 2 First Letters: Mr. Sievert makes a motion to approve 4895 Cummings St and 2841 Blue Spruce Dr. Letters to be sent, Mr. Ayoub 2<sup>nd</sup> the motion, Mr. Davis-yes, Mr. Ayoub-yes, Mr. Sievert-yes, Chair-yes
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

16. CORRESPONDENCE. N/A

17. EXECUTIVE SESSION: N/A

18. **ADJOURNMENT:** Mr. Davis makes a motion to adjourn the meeting, Mr. Ayoub 2<sup>nd</sup> the motion, Chairman Elliot adjourns the meeting at 7:23 pm.

  
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Neil Elliot, Chairman

**ATTEST:**

  
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Karim Ayoub, Secretary

**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.**