

**MINUTES OF THE BOARD OF DIRECTORS
COLORADO CENTRE METROPOLITAN DISTRICT
REGULAR MEETING**

Thursday, December 6, 2007 at 5:00 PM
4770 Horizonview Drive
Colorado Springs, CO 80925

Board Members Present:

Michael Cantin	President, Chairman
Floyd Edwards	Treasurer
Frank Ingraldi	Vice President, Vice Chairman
Shawn Eccles	Secretary
Michael Terry	Assistant Secretary/Treasurer

Also Present:

Dr. Alvaro Testa, Paul Anderson, Cynthia Monroe, Sandy Goad

I. **Preliminary**

- A. Call to Order
Director Cantin called the meeting to order at approximately 5:02 pm.
- B. Roll Call - Determination of a Quorum.
A Quorum was present.
- C. Acknowledgment, Notice and Consent to Regular Meeting-Entered with the minutes.

II. **General Business Items**

- A. Approval of the Minutes of the Regular Meeting of November 16, 2007.

A motion was made and seconded to approve the Minutes of the Regular Meeting of November 16, 2007. Upon a voice vote, the motion passed unanimously.

- B. Review of District Finances - Cindy

- Bank Balances

Cindy Monroe gave the report on bank balances at this time. Ms. Monroe reported that as of December 4, 2007 the District has \$2,103,860.03 in funds with \$1,937,962.74 unencumbered. A transfer of funds from ColoTrust to the general checking account was approved to cover payables.

- Budget Comp.

The Budget Comparison for the month of October, 2007 was presented by Ms. Monroe and approval of the year end payment to bondholders was discussed.

A motion was made and seconded to approve the December 31, 2007 payment of \$132,476.52 to the Series "A" interest only bondholders. Upon a voice vote, the motion passed unanimously.

C. Approval of Payables - Cindy

The Board reviewed the list of payables.

A motion was made and seconded to approve the current list of payables as presented. Upon a voice vote, the motion passed unanimously.

D. Legal Report – Paul

Dr. Testa received a letter from Mr. Anderson stating that he will be leaving the law firm of Merrill, Anderson, King & Harris and will now work independently as his own company name (Paul Anderson, LLC). After a brief discussion the Board decided to retain Mr. Anderson as CCMD legal counsel.

A motion was made and seconded to retain Paul Anderson as legal counsel for Colorado Centre Metropolitan District. Upon a voice vote, the motion passed unanimously.

- Cuchares District and Development

Mr. Anderson reported that the Cuchares District has been formally approved and the final service agreement with the Cuchares Metropolitan District will be completed in January, 2008.

- Jimmy Camp Creek Park Site Matter- No Activity

This matter is still on hold with no substantive action being taken.

- Fire Protection IGA w/CSFD

Chief Inzer reported that Chief Cox requested a new copy of the IGA with Cuchares. The IGA needs to be reviewed by the City Attorney before it is signed.

E. District Operations - Al

- Water and Sewer Operations

Dr. Testa reported on water and sewer operations. Field Superintendent, Pedro Velazquez was in attendance and gave a detailed report on field operations and status.

- Augmentation Report – Too Early in the month to report

- Parks/Grading Contract - Al

Dr. Testa reported that earthwork for Phase 1 and Phase 2 has been contracted to begin. Mr. Dan Herman of Avalon Building Corporation has submitted a letter agreement to grade the new park area.

A motion was made and seconded to accept the Letter Agreement submitted by Mr. Dan Herman/Avalon Building Corporation to Grade New Park area (+/- 4 acres), Colorado Centre, El Paso County, CO. Upon a voice vote, the motion passed unanimously.

F. Fire Services – Lonnie Inzer

Mr. Inzer reported that the brush truck has been ordered and will arrive late March, 2008. The firefighters have inspected every hydrant in Colorado Centre.

- Activity Report

The fire station is getting 3-4 calls a week and 80 percent of the calls are medical. They had their first house fire which was a kitchen area grease fire.

G. El Paso County Water Authority – Minutes (None)

The Transit Loss Model management agreement was adopted in November, 2007.

H. Fountain Mutual Irrigation Company – Too Early to Report

I. Lower Fountain Metropolitan Sewage Disposal District

- Minutes (None)

- General progress update

Director Cantin gave a brief report stating that Phase II is beginning. There will be a meeting held next week to approve the budget.

J. Approval of 2008 Budget of the District

Dr. Testa presented the 2008 Budget and noted that there are no changes to the 2008 Residential Rates. The budget will be filed with the County and the State by December 15, 2007.

Resolution 2007-12-06.1-Rates, Charges, Fees and Penalties for Fiscal Year 2008 was presented.

A motion was made and seconded to adopt Resolution 2007-12-06.1 “Rates, Charges, Fees and Penalties for Fiscal Year 2008”. Upon a voice vote, the motion passed unanimously.

Resolution 2007-12-06.2 – Budget for Fiscal Year 2008 was presented.

A motion was made and seconded to adopt Resolution 2006-12-08.2, “Budget for Fiscal Year 2008”. Upon a voice vote, the motion passed unanimously.

Resolution 2007-12-06.3 - To set Mill Levies for Tax Year 2007 Collection Year 2008 was presented.

A motion was made and seconded to adopt Resolution 2007-12-06.3, “To set Mill Levies for Tax Year 2007, Collection Year 2008.” Upon a voice vote, the motion passed unanimously.

Resolution 2007-12-06.4 – To Appropriate Sums of Money for Fiscal Year 2008 was presented.

A motion was made and seconded to adopt Resolution 2007-12-06.4, “To Appropriate Sums of Money for Fiscal Year 2008”. Upon a voice vote, the motion passed unanimously.

K. Approval of Resolution to Transfer Excess Reserve Funds to the Wastewater Capital Fund for LFMSDD’s project.

A resolution of the Colorado Centre Metropolitan District to authorize a transfer of excess reserve funds to the wastewater Capital Fund was discussed.

A motion was made and seconded to approve Resolution No. 2007-12-06.5 of the Colorado Centre Metropolitan District to Authorize a Transfer of Excess Reserve Funds to the Wastewater Capital Fund. Upon a voice vote, the motion passed unanimously.

Discussion ensued regarding retaining Dr. Testa as District Manager for the Colorado Centre Metropolitan District.

A motion was made and seconded to retain Dr. Alvaro Testa as District Manager for Colorado Centre Metropolitan District. Upon a voice vote, the motion passed unanimously.

Director Edwards inquired about the Widefield School District land and if the WSD had any plans for development. Director Terry, who is on the WSD Board, explained that the WSD has no plans to sell or develop that land at this time. He also stated that the WSD is still negotiating with the USOC building owners regarding possible purchase of that building.

L. Executive Session to Discuss Personnel Matters

At this time (7:00 pm) the Board entered Executive Session to discuss personnel matters. The Board closed the Executive Session at 7:15 pm.

M. Public Comments

Schedule of Meetings for 2008 was discussed and chosen at this time as follows:

Thursday, January 24, 2008	Thursday, July 24, 2008
Thursday, February 28, 2008	Thursday, August 28, 2008
Thursday, March 27, 2008	Thursday, September 25, 2008
Thursday, April 24, 2008	Thursday, October 23, 2008
Thursday, May 22, 2008	Thursday, November 20, 2008
Thursday, June 26, 2008	Thursday, December 6, 2008

The posting places shall remain the same: El Paso County's Clerk and Recorder's Office, CCMD's Offices, at the Children's Park in Horizonview Drive, and on the fence at the intersection of Horizonview and Chieftan Drives.

A motion was made and seconded to adopt the above schedule of CCMD Board Meetings for 2008 and post it at the required locations: El Paso County's Clerk and Recorder's Office, CCMD's Offices, at the Children's Park in Horizonview Drive, and on the fence at the intersection of Horizonview and Chieftan Drives. Upon a voice vote, the motion passed unanimously.

The Board & Staff Holiday Christmas party was scheduled to take place on Saturday, December, 13, 2008.

III. Adjournment

A motion was made and seconded to adjourn the regular meeting at approximately 7:20 p.m. Upon a voice vote, the motion passed unanimously.

Respectfully Submitted,

Michael Cantin, President

Shawn Eccles, Secretary