



# PUEBLO WEST METROPOLITAN DISTRICT

109 E. Industrial Blvd • PO Box 7005 • Pueblo West, Colorado 81007  
Administrative Offices (719) 547-2000 • Fax (719) 547-2833

**SPECIAL BOARD MEETING  
109 E. INDUSTRIAL BLVD.  
THURSDAY, JULY 26, 2018 – 4:00 P.M.**

## MINUTES

### A. CALL TO ORDER

President Zupan called the meeting to order at 4:00 p.m.

### B. ROLL CALL

Directors Terry Zupan, Mike French, Matt Smith, and Judy Leonard were present. Director Doug Proal was absent and excused.

Also present was Harley Gifford, General Counsel; Laura Savage, Assistant to the District Manager; Laurie Cozzetto, Community Development Director; Committee of Architecture Board Members Bill Vickers, Leanna Lowe, and Ricky Dickerson; and 1 member of the audience

### C. COMBINED MEETING WITH THE COMMITTEE OF ARCHITECTURE FOR BIENNIAL REVIEW AND DISCUSSION

#### 1. LEGAL COUNSEL UPDATE

Mr. Gifford stated the office is busy and legal interns have assisted with filing lingering cases. Three properties have been dismissed as they came into compliance immediately. Weeds and yards with debris continue to be an issue. Mr. Gifford inquired as to what length the Board and Committee is willing to go to resolve issues, then discussed issues with enforcing violation properties as Pueblo West Metro. Cooperation attempts with Pueblo County have been unanswered, specifically when requests for county code enforcement. Ms. Lowe inquired about fining habitual property owners, and Mr. Gifford stated the District is unable to fine then discussed petitions for contempt and placing liens. Mr. Maggard spoke regarding commercial vehicles and laws, to which Mr. Gifford explained what is prohibited in the Pueblo County code in A-3 zones. Mr. Vickers inquired about Tri-Ark, which has been dissolved.

#### 2. TRACT BUILD-OUT REPORT

Ms. Cozzetto provided a handout indicating build-out statistics for each tract, then explained that the covenants are written to not allow enforcement of those reaching 90%. Mr. Gifford discussed ways in which covenants may be modified or amended. The most recent attempt to contact property owners was a failure. The District's current ability to conduct citizen engagement and outreach may produce favorable outcomes to amend the covenants. He recommended creating a committee with Board and Committee members. Mr. Gifford then discussed how the covenants will always exist, yet incorporation would allow for a robust enforcement. A discussion was held on whether an application or fee should be collected if improvements are made on properties in built-out tracts.

#### 3. ENFORCEMENT OF SIGNAGE

Ms. Cozzetto stated signage is reviewed by the Committee and regulations depend upon zones. Unfortunately, due to an increase in activity, signage enforcement has decreased. Ms. Lowe provided photos of sign violations, then discussed how aggressive the Committee and Board desires to be in enforcement. Social media and website articles will attempt to bring awareness to sign regulations.

#### 4. OTHER TOPICS AS NEEDED

Mr. Maggard inquired about homes being built above grade, resulting in extra run-off. Ms. Cozzetto responded that it will be recommended to the Committee that drainage plans will be required.

### D. ADJOURN

There being no further business to come before the Board, President Zupan adjourned the meeting at 4:56 P.M. The next regular meeting is scheduled for August 14, 2018, at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 109 East Industrial Boulevard, Pueblo West, Colorado.

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Secretary

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Approved 10/9/2018