

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 280 7 OAKS ROAD, CARBONDALE, CO

August 17, 2023

The Board of Directors of the Crystal Oaks Metropolitan District met for a special meeting on August 17, 2023 at 280 7 Oaks Rd, Carbondale, CO.

Director Harlan Nimmo called the meeting to order 6:11 p.m. Directors present were Audrey Oberlin, Mike Thele, Wayne Ives and Rob Goodwin.

PERSONS PRESENT NOT ON THE AGENDA

Brad Johnson and John Dicuollo.

John Dicuollo is the president of the 7 Oaks HOA and said he is attending to become familiar with the special district and how it operates, etc. John described the operation and scope of the 7 Oaks HOA. Discussion followed.

Brad Johnson stated that he is interested in the board and special district. He is also interested in being involved in the discussion regarding the road standards that the board will be developing. Discussion followed. Wayne Ives offered to conduct an inventory of the road assets once we have a good map to locate assets.

Harlan and Rob will meet with Eric Gross to review the road layout that was approved at the November vote that created the district. They will bring back information the board for approval.

APPROVE PREVIOUS MEETING'S MINUTES

Motion made by Wayne 2 to approve previous minutes, 2nd by Rob Goodwin with one typo correction. Passed unanimously.

BY-LAW EDITS

Harlan reviewed the edits completed by Becky Moeller with Eric Gross's office. Motion by Wayne, 2nd by Mike Thele to approve by-laws with Becky's edits. Passed unanimously.

ROAD STANDARDS

Wayne proposed that we use existing road system for developing and identifying road standards in the district. Group agreed in principle with the caveat of review by Eric Gross.

2024 BUDGET UPDATE

The district is waiting for preliminary assessed valuations from Pitkin County. The Avs are due by August 25th. Once we receive the AVs we can begin to develop a draft budget for 2024.

BANK ACCOUNT SIGNERS

Audrey updated the board regarding the bank account that was established. The group agreed that all board members should be signers. Harlan will get signer cards for board members to sign from the bank. We will also be using paper for reconciliation.

Motion by Rob, 2nd by Audrey to change procedure at Alpine Bank to one person check signers.

Motion passed unanimously.

2023-2024 SNOWPLOWING

Discussion regarding obtaining bids for snowplowing for the 2 miles of subdivision roads. Rob will contact WinSom, Wayne will contact a person he knows in Redstone, John Dicuollo will contact Brian Beachamp, Harlan will contact Wayne Piffer, Brad will contact a person he knows. Bids should be sent to Harlan for review at next board meeting.

OLD BUSINESS

Website – Theresa Goodwin gave an update on the status of the website, discussion followed.

Discussion regarding public documents posted on the website. Rob Goodwin motioned, 2nd by Mike Thele, to post By-laws, Policies, Meeting Minutes, Agendas, Final Approved Budgets, Meeting Notices, Transparency Notices to the website, Passed unanimously.

NEW BUSINESS

Mike Rand letter to board of directors requesting a meeting to discuss his view regarding road ownership at his property. Discussion followed. Motion by Mike Thele, 2nd by Wayne Ives to have Eric Gross to review Mike's letter and advise the board on how to proceed. Passed unanimously.

NEXT MEETING

There will be a special meeting on Thursday, September 7, 2023 at 6:00 p.m. at 280 7 Oaks Road, Carbondale, CO.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President