

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE SPECIAL MEETING

BOARD OF DIRECTORS

HELD AT: 0280 SEVEN OAKS ROAD, CARBONDALE, CO

August 28, 2026

The Board of Directors of the Crystal Oaks Metropolitan District met for a special meeting on August 28, 2026, at 0280 Seven Oaks Road, Carbondale, Colorado

President Harlan Nimmo called the meeting to order at 6:03 p.m. Directors present were Harlan Nimmo, Rob Goodwin, Mike Thele, and Wayne Ives. No others were present.

Approval of the Minutes

Rob motioned to approve March 19, 2026 minutes, Mike seconded and all approved.

Rob motioned to approve April 9, 2026 minutes with corrections on which board members were present, Harlan seconded and all approved.

Mike motioned to approve July 9, 2026 minutes, Rob seconded and all approved.

Harlan asked if Theresa could post on the website and Rob said he would pass them on to her.

Old Business

No old business.

New Business

Potato Bill Creek Road Crossing

Mike Thele reviewed the preliminary proposal we obtained from Roger Neal with High Country Engineering for engineering and surveying services to replace the existing bridge with an arched culvert.

We identified the following sequence of work for this project:

- Review the proposal with our attorney, Eric Gross
- Discuss with Pitkin County engineering to determine county requirements.
- Pre-application meeting with Pitkin County
- Discuss with neighbors (informally and at annual meeting)
- Engage High Country Engineering for survey and construction documents
- Plan financing, grant applications
- Get County Building Permit
- Advertise RFP to construction firms

Other points of discussion included temporary road access for properties south of Potato Bill Creek and temporary construction access for the 4 properties adjacent to the project. Also, Brad Johnson was contacted to help with the wetland impact analysis that is required.

There was board consensus to move forward with this project. Mike will reach out to our attorney and Pitkin County, the first two steps of the sequence of work.

All Neighborhood Meeting

Wayne will work with Megan to notice the neighborhood meeting soon. The agenda for the meeting will be:

- Annual Update
- Financial Report
- Proposed Potato Bill Creek Road Crossing

The next special meeting was scheduled for September 24, 2026 at 6:00 p.m. at Rob's house to discuss the Potato Bill Creek Road Crossing and Neighborhood meeting.

The all neighborhood meeting is scheduled for September 26, 2026 at 4:00 p.m., Ives' front yard.

Our next Regular Board Meeting will be October 8th, 2026. The main topic will be the 2027 budget presentation.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Wayne Ives, Board Member



Harlan Nimmo, President