

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 202 S BILL CREEK RD, CARBONDALE, CO

October 10, 2024

The Board of Directors of the Crystal Oaks Metropolitan District met for a special meeting on October 10, 2024 at 202 S Bill Creek Rd, Carbondale, CO.

President Harlan Nimmo called the meeting to order 6:01p.m. Directors present were Wayne Ives, Mike Thele, and Audrey Oberlin

APPROVE PREVIOUS MEETING'S MINUTES

Motion by Mike, 2nd by Harlan to approve the August 29, 2024 meeting minutes. Passed Unanimously.

PERSONS PRESENT NOT ON THE AGENDA

Meagan Holland to take meeting minutes

2025 Draft Budget Presentation and Discussion

Draft budget presented by Aubrey to the board. The board has shown due diligence with the funds and stayed within budget. There will be a need to add more funds to road maintenance from the capital and total reserves. The board will also have to make a decision on whether or not to do a tax credit. Discussion followed.

Motion by Mike, 2nd by Harlan to increase the road maintenance line item on the budget from \$5,500 to \$20,000 and to increase the annual budget up 10% from last year's annual tax revenues. Passed Unanimously.

Rand Easement Update

Attorney, Eric Gross would like to put together a cost sharing agreement before the District spends any money on a survey of the road way. Rand and his attorney has submitted a list of itemized goals that they want to achieve in the agreement. They will need to be reviewed before mediation with the attorneys. Discussion followed.

Road Maintenance Policy Discussion/Update

The draft road maintenance policy has been up on the website and available for comment for several months.

Motion by Wayne, 2nd by Harlan to approve the Road Maintenance Policy and post the final policy on the website. Pass Unanimously.

NEW BUSINESS

1. **Other** - Matt Phiffer cleaned up the lower ditch. Rob talked to Matt and the District might see a bill for the work performed. It was needed work as the ditch was flooding from recent heavy rain fall.

The District will want to look at a purchasing policy for expenses and set a threshold for spending money to fix small issues as they arise.

Mike has reached out to Arron get a formal agreement for snow plowing this but he has not heard back from him. The goal is to have that contract by November.

NEXT MEETING

There will be a regular meeting on Thursday, November 10, 2024 at 6:00 p.m. at 280 7 Oaks Road, Carbondale, CO.

Meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President