

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 0280 SEVEN OAKS RD, CARBONDALE, CO

JULY 17, 2025

The Board of Directors of the Crystal Oaks Metropolitan District met for a regular meeting on July 17, 2025 at 0280 Seven Oaks Rd, Carbondale, CO.

President Harlan Nimmo called the meeting to order 6:02 p.m. Directors present were Robert Goodwin, Wayne Ives, Mike Thele, and Audrey Oberlin

APPROVE PREVIOUS MEETING'S MINUTES

Approve the Minutes of the April 10, 2025 regular meeting and the January 16, 2025 regular meeting.

MOTION: made to approve the consent agenda as noted. It carried and passed unanimously.

PERSONS PRESENT NOT ON THE AGENDA

Melissa Waters

Flint Smith

Meagan Holland to take meeting minutes

Melissa Waters asked that the January 2024 Board of Directors meeting minutes need to have the people listed as persons present not on the agenda removed.

Motion: made to update the January 2024 meeting minutes. It carried and passed unanimously.

FLINT SMITH – CULVERT REPAIR

Flint repaired the culvert at a cost of \$2,200. Harlan proposed the District split the expense. The original 5-foot culvert at the Smith Residence, installed about 25 years ago, was undersized and often required cleaning twice a year. Future collaboration with the District should be approved by the District beforehand.

Motion: made to allocate \$1,100 to Flint Smith for the repair. It carried and passed unanimously.

SPEED BUMP CONCERNS AND ROAD SINAGE

Harlan will adjust the speed bumps with added dirt for control. "No Fishing" and speed hump signs will be placed, and the speed limit changed to 12.5 MPH. Audrey will order signs and Wayne has posts.

AUDIT EXEMPTION

The audit exemption request for the District has been submitted and approved.

2026 BUDGET

The draft budget will be presented at the October Board of Directors Meeting.

WILDFIRE MITIGATION

The Board discussed collaborating with the Carbondale Fire District and the Wildfire Collaborative Roaring Fork Valley, a group focused on wildfire mitigation in the wildland-urban interface. The District is a good place for mitigation projects that use selective clearing to reduce fire risk along roads, trails, and campgrounds. Funding may come from grants, homeowners, or the District. Property owner permission is required for assessments, which can help maintain insurance and protect roads. The Board approved moving forward, including budgeting, contractor quotes, and community outreach.

NEXT MEETING

The next regular meeting will be on October 9, 2025 at 280 7 Oaks Road, Carbondale, CO. The annual meeting will be on September 27, 2025 at 4:00p.m.

Meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President