

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 280 7 OAKS ROAD, CARBONDALE, CO

July 25, 2024

The Board of Directors of the Crystal Oaks Metropolitan District met for a regular meeting on July 25, 2024 at 280 7 Oaks Rd, Carbondale, CO.

President Harlan Nimmo called the meeting to order 6:03 p.m. Directors present were Wayne Ives, Mike Thele, Audrey Oberlin and Robert Goodwin.

APPROVE PREVIOUS MEETING'S MINUTES

Motion by Robert Goodwin, 2nd by Audrey Oberlin to approve the April 12, 2024 and May 7, 2024 and June 7, 2024 meetings minutes. Passed Unanimously. Correction for June: the date for next meeting is incorrect and it wasn't noticed on the website. The board will get a draft copy of the May minutes and approve at next meeting.

PERSONS PRESENT NOT ON THE AGENDA

Meagan Holland and Melissa Waters were in attendance.

Meagan Holland was present to take meeting minutes.

Melissa stated she would like to discuss the delay in the posting of the meeting minutes. A new process where Meagan Holland will take minutes and send to Rob Goodwin is now in place. Discussion followed in the group.

FINANCIAL REPORT

We currently have \$17,300 going into next year right now. If the district spends out every budget category there would \$12,900 would be left. The district funds are where they should be after funding the road maintenance. Payment for the road work is due. The final amount was slightly more than the estimate. The district hopes to use the contractor again as they did an excellent job and they will start to get to know the subdivision and it's maintenance needs.

Motion to pay bill as presented - approved unanimously

2024 SPRING ROAD MAINTENANCE/REPAIR PROJECT - UPDATE AND WRAP-UP

Discussion followed about the road repair. The consensus from the board is that it was a successful project and they will continue to look at what needs maintenance and what should be addressed next year. Adding the extra material and mag is going to help repair other spots next year.

OLD BUSINESS

1. Rand Property Easement - Eric Gross has been contacted and he has created a waiver and consent to conflict of interest. He needs more information so that the district can get to a resolution to the easement change through the Rand property. In 2015, an existing conditions survey was done and it shows the easement and roadway don't line up. A new survey and an easement change will be required. Eric can start this process and engage with Rand's attorney.

Motion to approve up to \$4000 for legal and survey - non apposed.

NEW BUSINESS

1. Road Maintenance Policy - Wayne Ives is working on a draft road maintenance policy. Once completed it will be posted on the district's website and will be open for comment at a public meeting.
2. Bridge and Road Signage – There has been an increase in people standing on the bridge. Rob Goodwin will place a new “Private Road” and “No Fishing Off Of Bridge” signs on the bridge. There was also discussion of placing a “Road Bump” sign next to the bump above Stickney's property.
3. There will be a draft budget presented at the October meeting. Two different draft budgets will be put into place due propositions on the ballot that could limit the districts growth.
4. Bridge inspections are not required. The bridge seems to be in good shape since the last round of maintenance. Discussion followed in the group.

NEXT MEETING

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

Meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President