

CRYSTAL OAKS METROPOLITAIN DISTRICT

Annual All Neighborhood Meeting Minutes

Held at the Ives' residence, 0298 S. Bill Creek Road, Carbondale, CO, September 26, 2026, at 4:00pm.

Board members present:

Mike Thele
Wayne Ives
Rob Goodwin (arrived late)

Others Present:

Jamie and Alissa Davis
Alexandra Jerkunica
Jen Leddy Barnes
Tom Friel
Frank Quinn
Jessica Mason
Theresa Goodwin
Diane Kenney
Lee Beck
Jo Ives

Mike Thele opened the meeting with a brief history of the Metro District.

Wayne Ives summarized the Treasurers Report (attached) and what the board has been focusing on over the last year.

We discussed snow plowing and that we will be looking for a new plow contractor this year.

Mike gave an update on preliminary planning for the South Bill Creek Road Crossing.

Lee Beck asked how long until the main bridge would need re-decking. Wayne responded that the last time we re-decked the bridge we used higher quality lumber and it was holding up much better. Jamie Davis asked if it would help to clean the dirt off the bridge surface. We have done this before as a neighborhood work day and it would be a good idea to do it this fall.

Wayne explained the election process for three board member positions in 2027. Three board member positions term out in early 2027, Harlan Nimmo, Rob Goodwin, and Wayne Ives. Our attorney, Eric Gross will be our election officer and will send out notice and instructions for self-nomination. The election will be held in May.

Frank Quinn brought up widening North Bill Creek Road so the grader and mag. Chloride truck could come down. We discussed the decision to only pay for mag Chloride on steep and well-traveled road sections. Discussion that road maintenance responsibility is the metro district now. We have discussed brushing out the roadways to allow equipment to access all parts of the road system.

Rob Goodwin brought up the Fire collaborative and fire district efforts to plan fuel mitigation projects in areas such as ours. This would involve thinning vegetation to create more manageable fire conditions in the event of wildfire and increase safety of evacuation routes. Due to the unique nature of road ownership in our subdivision, all landowners would need to be contacted and approve of vegetation cutting on their property. Current fire modeling efforts were also discussed which can accurately predict how fire travels through an area.

Respectfully submitted,



Wayne Ives, COMD Board Member



Harlan Nimmo, President

prepared 9-25-26
 Crystal Oaks Metro District

2026

2025

ACTUAL INC/EXPENSE ACTUAL INC/EXPENSE

INCOI ACTUAL INCOME ACTUAL INCOME

PROPERTY TAX 2026 ASSESSMEN	\$	43,023.87	\$	40,266.93
SPECIFIC OWNERSHIP TAX	\$	650.89	\$	873.00
PITKIN CTY INTEREST	\$	1,363.00	\$	60.00
EARNINGS ON DEP 8804	\$	-	\$	5.00
TOTAL INCOME	\$	45,039.80	\$	41,204.93

EXPENSES

ADMINISTRATIVE EXPENSES EXPENSES

TREASURER FEES	\$	2,173.76	\$	1,932.42
INSURANCE	\$	3,519.00	\$	3,546.00
LEGAL	\$	285.95	\$	5,155.18
WEBSITE	\$	155.89	\$	227.00
TOTAL ADMINISTRATIVE EXPENSE	\$	6,134.60	\$	10,860.60

CONTRACT SERVICE EXPENSES EXPENSES

SNOWPLOWING	\$	1,500.00	\$	3,600.00
BRIDGE MAINTAINENCE	\$	-	\$	
ROAD MAINTAINENCE	\$	19,535.00	\$	21,040.00
TOTAL CONTRACTOR EXPENSE	\$	21,035.00	\$	24,640.00

TOTAL ACTUAL EXPENSE \$ 27,169.60 \$ 35,500.60

Anticipated Surplus 20226 \$ 17,870.20

Current bank balance checking \$ 24,522.87

Current bank balance savings \$ 15,094.64

Cash on hand \$ 39,617.51

Nov, Dec snowplowing \$ (1,500.00)

Beginning balance 1-1-2027 \$ 38,117.51

The big savings from 2025 to 2026 was the legal expenses we had to pay for Mike Rand in 2025. None in 2026