

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 280 7 OAKS ROAD, CARBONDALE, CO

December 14, 2023

The Board of Directors of the Crystal Oaks Metropolitan District met for a regular meeting on December 14, 2023 at 280 7 Oaks Rd, Carbondale, CO.

Director Harlan Nimmo called the meeting to order 6:02 p.m. Directors present were Wayne Ives, Rob Goodwin and Mike Thele.

APPROVE PREVIOUS MEETING'S MINUTES

Rob Goodwin advised the board that he completed the October minutes along with November minutes. Motion by Wayne Ives, 2nd by Rob Goodwin. Passed Unanimously. Change October minutes to Special meeting and November remains Regular meeting.

PERSONS PRESENT NOT ON THE AGENDA

Melissa Waters attended the meeting.

PUBLIC HEARING REGARDING 2024 BUDGET

Motion by Rob Goodwin, 2nd by Wayne Ives to re-open the public hearing for the 2024 budget. Passed unanimously.

Melissa Waters asked the board to seriously consider implementing a temporary tax credit for the 2024 budget year. Harlan Nimmo advised that the board is considering a temporary tax credit for 2024.

Wayne Ives noted that there will be a carryover of funds from the Crystal Oaks Bridge Association in the 2024 budget year. The carryover was estimated to be approximately \$5,000.00 and Rob Goodwin added this to the revenue portion of the draft budget.

For 2024, the COMD assessed valuations (AVs), from Pitkin County total \$3,416,860.00. With a mill levy of 0.013500, the anticipated potential revenue for 2024 would be approximately \$46,128.00. The board discussed the 2024 draft budget line items and reviewed the potential for a temporary tax credit in 2024 if the board decides to keep less than the full amount of potential revenue.

The total revenue increase due to increased valuations is approximately \$13,600. Harlan Nimmo recommended taking 50% of the increase for 2024 which is approximately \$6,800. This would result in a total revenue for 2024 of \$39,900. The group decided to target approximately \$36,000 total revenue for 2024. Rob Goodwin will work with Jenny Cutright on processing final AV numbers that will come in on January 3rd and develop proper resolutions and budget documents for board members to review before January Meeting.

Motion by Rob Goodwin, 2nd by Mike Thele to close the public hearing on the 2024 draft budget. Passed unanimously.

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Meeting Minutes continued:

UPDATES

Mike Thele presented CAD mapping of the roads of the district. The board reviewed the maps and Mike Thele explained what they mean. The group agreed that the map are excellent and will work well for the district's needs. COMD will use this map and date of completion as a landmark document of what existing roads, driveways and improvements were located when the district was formed.

OLD BUSINESS

- Mike Thele noted that the district website needs to be updated after the January 2024 meeting.
- Also, an agenda item for the next meeting should be to re-subscribe to the SDA membership. It should be done by the March meeting to save 25%. Rob Goodwin will add it to the January agenda.
- Wayne Ives noted that the old Crystal Oaks Bridge Association will need to be formally closed. Harlan will close it in December and Mike Thele will transfer the balance of funds from the association to the district account.

NEW BUSINESS

None

NEXT MEETING

There will be a special meeting on Thursday, January 4, 2024 at 6:00 p.m. at 280 7 Oaks Road, Carbondale, CO. the regular January 11, 2024 regular meeting will be cancelled.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President