

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 0280 SEVEN OAKS RD CARBONDALE, CO

November 07, 2024

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

President Harlan Nimmo called the meeting to order 6:04p.m. Directors present were Wayne Ives, Mike Thele, Robert Goodwin, and Audrey Oberlin

APPROVE PREVIOUS MEETING'S MINUTES

Motion by Wayne, 2nd by Rob to approve the October 10, 2024 meeting minutes. Passed Unanimously.

Motion by Rob, 2nd by Wayne to approve the May 7 2024 meeting minutes. Pass Unanimously.

Correction to Jan 4th Meeting Minutes: "Persons present not on agenda - none were present."

Motion by Rob, 2nd by Mike to approve the change and post to the website.

PERSONS PRESENT NOT ON THE AGENDA

Meagan Holland to take meeting minutes.

Melissa Waters – Melissa had questions as to why there is no longer a neighborhood meeting and as to why she could not receive a copy of the financial statement for 2023. It was determined that the District will hold public meetings as they are no longer an HOA but a special taxing district and formal documentation is required. It was also determined that there is no year-end financial statement for 2023 since there were no financials in 2023. The District will not be producing a P&L or Balance Sheet since it is governmental accounting. If anyone wants to see information they should submit an open records request in writing. It was also noted that the District is in compliance with the state and the Audit Exemption Resolution has been filed and accepted.

2025 Draft Budget - Public Hearing

The 2025 proposed budget was presented to the Board of Directors. The Board reviewed expected revenues and expenditures. Potential bridge repairs, road maintenance and the upcoming election were discussed.

OLD BUSINESS

Other – Matt Piffer has not produced an invoice for the work done on the lower ditch. The District needs to look at what needs to get done for that ditch next year.

Wayne has asked Erin Connor about plowing the subdivision but he hasn't heard back from him. Wayne is still confident that he will plow for the District. He will continue to follow up with Erin.

NEXT MEETING

There will be a regular meeting on Wednesday, December 11, 2024 at 6:00 p.m. at 280 7 Oaks Road, Carbondale, CO.

Meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Rob Goodwin, Recording Secretary

Harlan Nimmo, President