

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 0280 SEVEN OAKS RD, CARBONDALE, CO

DECEMBER 11, 2025

The Board of Directors of the Crystal Oaks Metropolitan District met for a regular meeting on December 11, 2025 at 0280 Seven Oaks Rd, Carbondale, CO.

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

APPROVE PREVIOUS MEETING'S MINUTES

Approve the Minutes of the November 13, 2025 regular meeting.

MOTION: made to approve the consent agenda with typo correction. It carried and passed 3-0

PERSONS PRESENT NOT ON THE AGENDA

Meagan Holland to take meeting minutes.

RAND EASEMENT UPDATE

Eric Gross has provided the District with the completed easement and it has been reviewed by the Board and Mike Rand. Both parties agree to the terms of the easement and cost will be split 50/50.

2026 BUDGET ADOPTION

The final 2026 budget was presented to the Board of Directors. Discussion about expenditures and revenues followed.

MOTION: made to approve Resolution 2025-004, A Resolution Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the Crystal Oaks Metropolitan District, Colorado, for the Calendar Year Beginning on the First Day of January, 2026, and Ending on the Last Day of December, 2026. It carried and 3-0.

MOTION: made to approve Resolution 2025-005, a resolution levying general property taxes for the year 2026, to help defray the costs of government for the Crystal Oaks Metropolitan District, Colorado, for the 2026 budget year. It carried and passed 3-0.

MOTION: made to approve Resolution 2025-006, a resolution appropriating sums of money to the various funds and spending agencies, in the amount and for the purpose as set forth below, for the Crystal Oaks Metropolitan District, Colorado, for the 2026 budget year. It carried and passed 3-0.

OLD BUSINESS

Snow Plowing Snow removal has started. Harlan has been plowing the slush on the road in-between plows so there isn't any damage to the road.

NEW BUSINESS

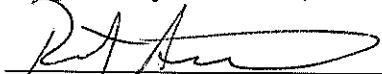
There is a calendar that lists the SDA deadlines such as annual meetings, transparency, audit exemption, etc. Harlan is keeping track of these deadlines through this calendar and alerts from the State. It would be good practice for all Board Members to also regularly monitor the SDA deadlines.

NEXT MEETING

The next regular meeting will be on January 08, 2026 at 0280 Seven Oaks Road Carbondale, CO.

Meeting was adjourned at 6:41

Respectfully submitted,



Rob Goodwin, Recording Secretary



Harlan Nimmo, President