

CRYSTAL OAKS METROPOLITAN DISTRICT

MINUTES OF THE MEETING

BOARD OF DIRECTORS

HELD AT: 280 7 OAKS ROAD, CARBONDALE, CO

September 24, 2026

The Board of Directors of the Crystal Oaks Metropolitan District met for a special meeting on September 24, 2026, at 280 7 Oaks Rd, Carbondale, CO.

President Harlan Nimmo called the meeting to order 6:05 p.m. Directors present were Harlan Nimmo, Wayne Ives, Mike Thele, Audrey Oberlin and Robert Goodwin.

APPROVAL OF AUGUST 28, 2026 MEETING MINUTES

Motion: By Rob Goodwin to approve August 28, 2026 meeting minutes, 2nd by Mike Thele. Motion passed unanimously.

PERSONS PRESENT NOT ON THE AGENDA

There were no persons not on the agenda present

BILL CREEK ROADWAY CROSSING PROJECT

Director Mike Thele updated the Board on the planning and preparation for this repair. Mike Thele has been working with High Country Engineering on plan and scope development, along with necessary preparations and documentation for a pre-submittal meeting with Pitkin County Planning. Mike Thele reported on his conversations with COMD attorney, Eric Gross regarding clarifying the COMD Districts' authority to conduct this type of repair and the possibility of encroachment onto private lots surrounding the Bill Creek Crossing culvert. Mike Thele has made multiple attempts to contact Pitkin County Planning and will continue to communicate with the Planning Department in order to set up a pre-project meeting to understand any requirements and information the Planning Department requires to move forward. Discussion followed among the Board.

2027 DRAFT BUDGET AND BUDGET PROCESS

Harlan Nimmo and Audrey Oberlin will be working together on the first draft of the 2027 COMD budget. They will submit the draft budget to the Board at the October 8, 2026 Regular Board meeting.

Discussion followed regarding budget items and planning for funding the Bill Creek Roadway Crossing, along with 2027 regular road maintenance.

ANNUAL NEIGHBORHOOD MEETING

The Board discussed the upcoming Crystal Oaks and 7 Oaks Annual Neighborhood meeting on Saturday, September 26, 2026 at 4:00 p.m. The meeting will be held in the front yard of Wayne and Jo Ives.

OLD BUSINESS

None.

NEW BUSINESS

None.

NEXT MEETING

There will be a regular meeting on Thursday, October 8, 2026 at 6:00 p.m. at 280 7 Oaks Road, Carbondale, CO.

Meeting was adjourned at 6:48 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rob Goodwin", written over a horizontal line.

Rob Goodwin, Recording Secretary

A handwritten signature in black ink, appearing to read "Harlan Nimmo", written over a horizontal line.

Harlan Nimmo, President