

**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT
February 25th, 2026**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held on Wednesday, February 25th, 2026 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, and via Zoom: <https://us02web.zoom.us/j/87058584790?pwd=qthSk71MrxJWxiGIjaZb4BCSbssfVb.1>
Meeting ID: 870 5858 4790 Passcode: 934540

Board Members in Attendance: Margaret Dethloff – President, Thomas Hein – Secretary Treasurer, Benita Bellamy – Director, and Roger Grogg – Director

Excused Board Members Not in Attendance: Steven Smiley – Vice President

Also Present Were: Ronnie Benson - District Manager and Annie Parr - Recorder & Office/HR Manager

I. Call to Order

- The meeting was called to order by Dethloff at 6:02 p.m.

II. Public Comment Period

- No public comments were received.

III. Approve Meeting Minutes from January 28th, 2026

MOTION by Bellamy and seconded by Hein to approve the minutes from January 28th, 2026 as drafted. Motion passed unanimously.

IV. January 2026 Financial Reports and Current Bills

- January's major expenses included Capital One for credit card charges, Upper Gunnison River for 100 base units of Meridian augmentation, and iamGIS Group LLC for annual GIS software and support.
- January bills and financials discussed by the Board included AIS Industrial Construction for a water pipe saw, Stanford Computer and Technical Services for setting up new computer for new John Deere diagnostic software, Eric Randall for 2025 copay and deductible reimbursements, 2M for UV system at the wastewater treatment plant, and the workers compensation and property and liability expense in all operating funds. The Board found all January bills and financials discussed to be in order.

MOTION by Hein and seconded by Grogg to approve January's current bills. Motion passed unanimously.

V. Road Improvement Plan

- The Board discussed the expired IGA and changes made to the proposed IGA with the County. Benson hopes to have an agreement accepted by both parties for Board approval at that at the next regular meeting.
- Discussion included a new enzyme-based product that is applied to dirt roads like magnesium chloride but claims to hold road condition and control dust for several years.
- The Board discussion on a five year road plan with 2026 being the planning and preparation year.
- Benson will proceed with obtaining engineer estimate to fix, prep and pave all roads in the District.
- The District will obtain the costs to maintain the current roads versus fixing, preparing and paving all roads in the District. If the enzyme product produces good results, the District will also obtain costs for maintaining them with the enzyme-based product.

VI. Unscheduled Business

- The District returned the tap fee for the properties located at 26, 32, 38, and 46 Haverly Street, part of the project known as CBSB6 Townhouses upon owners request.

VII. Manager's Report

- Benson responded to a residence with a report from a tenant of no water earlier in February. Upon entering the residence to help troubleshoot the issue, Benson noticed a full bathroom and kitchenette that was not part of the design or included in the tap fees. Benson has contacted the owner to determine if property needs to be reclassified and pay additional tap fees.
- The District has received several applications for the Road Manager but current applicants do not have motor grader experience and are not fully qualified to perform the job. The District will move forward with ad campaign in March.
- The Board discussed builder regulations and enforcement in the District.
- The District did not collect tap fee revenue in January.
- Benson is working on scheduling a summer BBQ for employees and Board members before the monthly Board meeting at the District offices.
- The District will move March's Regular Board Meeting from Wednesday, March 25th to Tuesday, March 31st.

VIII. Adjourn

MOTION by Grogg and seconded by Bellamy to adjourn the meeting at 7:33 p.m. Motion passed unanimously.



Drafted/Submitted By: Annie Parr