

**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT  
July 30<sup>th</sup>, 2025**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held on Wednesday July 30<sup>th</sup>, 2025 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, and via Zoom: <https://us02web.zoom.us/j/86420939026?pwd=UNLjo52l58pWfWPWarTPaqQBXlty97.1>  
Meeting ID: 864 2093 9026 Passcode: 086879

Board Members in Attendance: Steven Smiley – Vice President, Thomas Hein – Secretary Treasurer, Benita Bellamy – Director, and Roger Grogg - Director

Excused Board Members: Margaret Dethloff – 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 Smiley at 6:08 p.m.

**II. Public Comment Period**

- No public comments were received.

**III. Approve Meeting Minutes from June 25<sup>th</sup>, 2025**

**MOTION** by Bellamy and seconded by Hein to approve the minutes from June 25<sup>th</sup>, 2025 as drafted.  
Motion passed unanimously.

**IV. June 2025 Financial Reports and Current Bills**

- June's major expenses included the City of Gunnison for May sludge disposal and water/wastewater samples, Gunnison Materials for road maintenance and the PRV capital project materials, and Pipestone Equipment for the PRV capital project.
- June bills and financials discussed by the Board, included numerous PRV capital project expenses; 4Rivers Equipment for PRV capital project excavator rental; Gunnison County Electric for electrical bills; Nalco for sludge thickening polymer; Pipestone for PRV capital project, and revenues in the Water and Water Capital Funds.

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

**V. Receipt of 2024 Financial Audit**

**MOTION** by Grogg and seconded by Hein to approve the receipt of the 2024 Audit.

**VI. Future Infrastructure Planning**

- Discussion was held on identifying and addressing future capital needs of the District such as well sites, office and board room space, land for development, garage bays, employee housing, and shop improvements.

**VII. Metro Schedule Update**

- Benson presented the mid-year work summary outlining completed and incomplete projects that were budgeted in 2025.
- The District has completed eight budgeted projects and has seven remaining.

**VIII. Unscheduled Business**

- The Board requested an update on the unauthorized apartment at 367 Zeligman.
- Benson would contact the owner to discuss what steps need to be taken to remove the apartment in accordance with the District's rules and regulations or proceed with paying the tap fee for .5 EQR at the 2018 rate.
- The Board asked for an update on the easement for the part of Blackstock Drive that has been on the owner's property since the road was established at 15 Watter's Court.
- Benson stated Robertson met with Norm Whithead on Thursday, October 31<sup>st</sup>, 2024 to get the lot surveyed and determine the size of the easement needed was .01 acres and District applied an appropriate value based on square footage.
- Benson and Martin have been working on language and options for a new road maintenance agreement. Benson will schedule a meeting with the District's Road Committee and Gunnison County once the road maintenance agreement has been updated.

**IX. Manager's Report**

- The District collected \$81,689 for tap fees in June.
- Benson has not been able to schedule a meeting to discuss The Hunter Family Real Estate LTD interest in connecting to the District's sewer system.
- Benson and Martin have been working on verbiage and ideas for the new road maintenance agreement. Benson will schedule a meeting with the District's road Committee and Gunnison County was the road maintenance agreement has been updated .

**X. Adjourn**

**MOTION** by Bellamy and seconded by Hein to adjourn the meeting at 7:54 p.m. Motion passed unanimously.



Drafted/Submitted By: Annie Parr