



**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT**

May 2nd, 2023

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday May 2nd, 2023 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, Join <https://us02web.zoom.us/j/83467655433?pwd=cHU1eEhhdKxQU0pNc0haYUZnZzZpdz09>

Board Members in attendance: Margaret Dethloff Tom Hein
Benita Bellamy Kurt Feltus

Excused Board Members: Tom Dill

Also present were: Ronnie Benson, District Manager
Annie Parr, Secretary of the Board

I. Call to Order

- The meeting was called to order by Dethloff at 6:00 p.m.

II. Public Comment Period

- No citizens presented comments.

III. Approve Meeting Minutes from March 29th, 2023

- The Board discussed potential executive session pursuant to C.R.S § 24-6-402(4)(E) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators.

MOTION by Bellamy and seconded by Feltus to approve the minutes from March 29th, 2023 as drafted. Motion passed unanimously.

IV. March 2023 Financial Reports and Current Bills

- March's major expenses were Capital One for credit card charges, Stanek Constructors for wastewater treatment plant expansion construction payment 8, and JVA for the waste wastewater treatment plant expansion construction administration engineering.
- March bills questioned and discussed were Capital One for Home Depot, Cabela's, Tractor Supply, and Outback Jack credit card charges, Winsupply Commercial for water meters and service line equipment, Caselle for electronic meter reading interface setup and training, Stanek Constructors for wastewater treatment plant expansion construction payment 8, and JVA for February and March waste wastewater treatment plant expansion construction administration engineering.

- The Board verified that Benson reviews and approves monthly credit card charges and receipts.
- The Board found all bills questioned and discussed to be in order.

MOTION by Hein and seconded by Feltus to approve March’s current bills. Motion passed unanimously.

V. 2023-2024 Ski Pass Bonus

- The Board discussed the 2023-2024 ski pass bonus is given as a supplemental check that is taxable income. The bonus may be used to purchase a ski pass or other lifestyle improvements.

MOTION by Hein and seconded by Bellamy to approve the 2023-2024 ski pass bonus for eligible employees. Motion passed unanimously.

VI. Change Residential Garage Into Thrift Store

- The caretaker of 198 Cascadilla St. contacted the District regarding tap fees to convert a residential garage into a commercial space for a thrift store.
- If approved by the Crested Butte South Property Owners Association the District would convert the residential garage into commercial space and charge a tap fee for commercial square feet.

VII. Growth Workshop

- Benson presented the CB South Metropolitan District & Wildflower Development Community Awareness document. The document includes background, District’s due diligence, goals, wants, and needs.
- The Board would like to adjust the goals, wants, and needs into pro and cons for the inclusion.
- The Board requested the document define what an inclusion into the District consists of.
- The Board reviewed the graph outlining capital reserves and expenses for the District with and without Wildflower inclusion.
- The Board verified that Wright Water Engineers collaborated with the District to create the buy in scenarios presented at the last regular meeting.
- Ongoing discussions on the buy in fee for existing infrastructures in relation to the percent the development would be utilizing and tap fees for each structure.
- Conversations on potential well locations within the District and test wells.
- The Board requested cost estimated for land or easements for potential well locations, and land for additional office/shop space without the inclusion of Wildflower.
- The growth workshop will be referred to as strategic growth in future meetings and discussions.

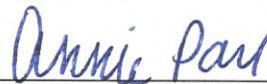
I. Manager’s Report

- The District is moving forward with scheduling a meeting with the County, the Crested Butte South Property Owners Association, and the District as soon as possible to discuss the roads within the District.
- The District collected \$77,200 in tap fees for April.

- SDA is hosting regional workshops on June 12th and 13th which provides a wealth of valuable information for the District. The workshops are designed for directors, managers, and employees. The District will plan to attend one of the workshops with any interested directors.
- JVA did not issue a credit for items 1-6 on the new time and materials contract. Moving forward JVA will bill on time and materials and strive to save money to come in below the contract amount of \$69,000.
- JVA is still examining but does not believe the District qualifies for any grants to offset the costs of the 2022 wastewater treatment plant expansion that were discussed during the loan approval process.
- Discussion regarding Blackstock Drive which borders the lower part of 15 Watter's Court. Part of the road has been on the owner's property since the road was established. The owner of 15 Watter's Court contacted the District in hopes to work towards a solution. Benson will contact District counsel regarding Blackstock Drive and the Board will have further discussion at the next regular meeting.
- The District has selected a meter system and will begin the first steps towards the integration of a water meter program for the District.
- The District plans to install metering hardware in 150 properties by August. This will allow the District to collect water usage and functionality of equipment.
- The installation of metering hardware in all remaining properties will be in 2024 with a goal of 90% completion by August 1, 2024. All properties will remain on the flat rate billing system through 2024 and may have access to metered water use data to inform household practices and prepare for a metered billing program in 2025.

II. Adjourn

MOTION by Bellamy and seconded by Feltus to adjourn the meeting at 8:17 p.m. Motion passed unanimously.



Drafted By: Annie Parr – Secretary of the Board