MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT
April 29, 2026

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held on Wednesday, April 29, 2026 at 6:00 p.m. at the office of the District, 280 Cement Creek Road, and via Zoom: https://us02web.zoom.us/j/86924041657?pwd=nAnA0srqAP0dS2u6FYsG43XtBsTq Mn.1
Meeting ID: 869 2404 1657 Passcode: 004254

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

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 6:01 p.m.

II. Public Comment Period

- No public comments were received.

III. Approve Meeting Minutes from March 31, 2026

MOTION by Bellamy and seconded by Smiley to approve the minutes from March 31, 2026 as amended per discussion. Motion passed unanimously.

IV. March 2026 Financial Reports and Current Bills

- March's major expenses included Capital One for credit card charges, City of Gunnison for February and March sludge disposal, and Mayberry & Company LLC for 2025 audit services progress billing.
- March bills and financial reports reviewed by the Board included check 5708 for a deductible reimbursement over $600.00, check 5719 for the 2025 audit progress billing, workers' compensation expenditure in all operating funds, on-call expenditure in the road, water, and sewer funds, tap fee revenue in the water and sewer capital funds, the GPS software expenditure in the water and sewer funds, and the summary of account balances for 3/31/26. The Board found all March bills and financials discussed to be in order.

MOTION by Grogg and seconded by Smiley to approve March's current bills. Motion passed unanimously.

V. Road Maintenance Agreement with Gunnison County

- The Board discussed the Amended Crested Butte South Public Road Maintenance Agreement. The agreement differed significantly from prior discussions and did not reflect the additional responsibilities previously discussed but rather was consistent with the prior version that expired.
- The Board amended the terms to begin on January 1st, 2026 and corrected the spelling of Watter's Court in Appendix A.

MOTION by Smiley and seconded by Hein to approve the Amended Crested Butte South Public Road Maintenance Agreement as amended per discussion. Motion passed unanimously.

VI. 2026-2027 Ski Pass Bonus

- The Board verified the 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.
- The Board discussed restructuring the ski pass bonus in 2027 as a health and wellness bonus that may reflect the value of a ski pass.

MOTION by Hein and seconded by Bellamy to approve the 2026-2027 ski pass bonus for eligible employees. Motion passed unanimously.

VII. Unscheduled Business

- The District hired a new Road Manager with motor grader experience and the District is currently fully staffed.
- The District's legal counsel issued a letter to the Gunnison County Library District with concerns relating to the new library facility on April 29, 2026.

VIII. Manager's Report

- The engineered road improvement plan and cost estimate were revised to not exceed $5,000, as approved at the last Board meeting.
- 9 Cisneros Lane was inspected and has been determined to have an ADU. The owner has approved and paid the additional tap fees for the ADU.
- Benson discussed the water leak at 251 Neville Way that used 756,978 gallons of water. The District did not receive a normal leak alert on this property during this time, for reasons that are currently unknown; however, this could be due to the amount of consumption, and the owner was not registered to monitor water use or set leak alerts. The Board would like to try to set secondary or macro alarms to help catch similar leaks in the future. The Board requested the District set secondary alarms or macro alarms, or create policies to help catch leaks in the future.
- The County presented a road tax proposal to the POA BOD on April 8th. It was clear that the revenue generated from the proposed road tax would not return to the public roads in the CB South community.
- SDA is offering regional workshops that cover board meetings, legislative updates, and general questions in June that Benson and available Board members will attend.
- Benson met with the cell tower team on Friday April 3rd to discuss the proposed site and address the water main that will need to be moved. This will not come as an expense to the District but will require the District to obtain an easement from the POA as the new location will be on their property. Benson confirmed moving the water main will not have any impact on residential service.
- Benson held another "Discussions with the District" on April 7th Benson felt the discussion was productive and continues to be another avenue to educate the community.
- The District collected $70,250 in tap fee revenue in March.
- The Board requested an update regarding additional office space and potential well sites.
- Benson will provide a project summary for the Gloria Place Capital Improvement Project at the next regular Board Meeting.
- The regular board meeting scheduled for Wednesday, May 27th will be moved to Thursday, May 28th with the summer barbecue from 4:00 p.m. to 6:00 p.m. for employees and Board members.

IX. Adjourn

MOTION by Smiley and seconded by Hein to adjourn the meeting at 8:10 p.m. Motion passed unanimously.

Annie Parr

Drafted/Submitted By: Annie Parr