

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

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday April 30<sup>th</sup>, 2025 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, join <https://us02web.zoom.us/j/82081392427?pwd=lzMKpaFRxgvBLAxTWTWcUItakC%20ISpJ.1>  
Meeting ID: 820 8139 2427 Passcode: 582850

Board Members in Attendance: Margaret Dethloff – President, Thomas Hein – Secretary Treasurer, Benita Bellamy – Director, and Steven Smiley - 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 6:05 p.m.

**II. Public Comment Period**

- No public comments were received.

**III. Approve Meeting Minutes from April 2<sup>nd</sup>, 2025**

**MOTION** by Bellamy and seconded by Smiley to approve the minutes from April 2<sup>nd</sup>, 2025 with the revisions discussed. Motion passed unanimously.

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

- March's major expenses were City of Gunnison for sludge disposal and water/wastewater samples, Standard Tire for tanker truck tires, Grand Junction Winwater for main line repairs and maintenance, and Capital One for credit card charges.
- March bills and financials discussed were cash back rewards for purchases on the Capital One credit card, water sales in the Water Fund, PTO in all operating funds, property, liability and workers' compensation in all operating funds, sludge disposal in the Sewer Fund, property tax revenue in the General, Road, and General Capital Funds, and current year to date revenue and expenses across all funds. The Board found all March bills and financials discussed to be in order.

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

**V. Work Session: StarView**

- The Board discussed tactics and methods for negotiations and buy-in of existing assets.
- A special meeting work session was scheduled for May 5<sup>th</sup>, 2025, at 6:30 p.m., to be publicly noticed for the StarView development.
- The work session will cover a history overview, buy-in scenarios with analysis, communication planning, implementation strategies, and identified needs.

**VI. Capital Outlay: 2026 Tap Fee Increase**

- The current tap fee of \$20,000 is for residential dwelling units with a floor area of 2,000 square feet or less are 1.00 EQR and may include three bedrooms, two bathrooms, and one kitchen.
- After evaluating capital outlay and financial goals Benson proposed a tap fee increase of \$5,000 from \$20,000 to \$25,000 starting January 1<sup>st</sup>, 2026 for 1.00 EQR.
- Discussion on the proposed tap fee increase, capital outlay, and financial goals.

**MOTION** by Smiley and seconded by Hein to increase tap fees to \$25,000 for 1.00 EQR starting January 1<sup>st</sup>, 2026. Motion passed unanimously.

**VII. Road Responsibilities Committee and Outline**

- The Road Responsibilities Committee will be meeting with Gunnison County on May 5<sup>th</sup>, 2025 at 9:00 a.m. at the District offices.
- Discussion on the history of the roads in the District, what has been done in the past, and what the District would like to see happen in the future regarding road maintenance.
- Benson stated the roads in the District are public roads under Gunnison County jurisdiction with no responsibility to maintain.
- Laura Puckett Daniels proposed a three-meeting approach to address road maintenance in CB South.
  1. **First meeting** – A refresher: reviewing existing agreements, current practices, and identifying unresolved questions/issues.
  2. **Second meeting** – Presenting preliminary solutions vetted by both County and CB South Metro District Boards.
  3. **Third meeting** – Reviewing a draft agreement outlining the proposed resolutions.
- Benson felt that there are two main categories that need to be discussed at the meeting. One being road maintenance and the second being road safety.

**VIII. Appointment of New Director**

- The Board reviewed submissions from interested candidates.
- The appointment of the new Board Director will be scheduled to take place at the next regular meeting on May 28<sup>th</sup>, 2025.

**IX. Unfinished Business**

- Discussion regarding Feltus's resignation and ten years of service as a director and Vice President.

**X. Unscheduled Business**

- The Board discussed partial payments, payment plans, penalties, and past agreements for tap fees.

**MOTION** by Bellamy and seconded by Hein to support partial tap fee payment and payment plan for Lot 16 Block 28. Motion passed unanimously.

**XI. Manager's Report**

- The District did not collect any tap fees in March, but is expecting payment for tap fees on lot 22 block 2 and recently calculated another single-family residence.

- The proposed cell tower has moved to the POA because the park is the preferred site per CommNet. The POA requested a rendering of the project to be included in the survey for the community. Benson will update the Board on this matter at the next regular meeting.

**XII. Adjourn**

**MOTION** by Hein and seconded by Smiley to adjourn the meeting at 8:27 p.m. Motion passed unanimously.

A handwritten signature in cursive script, reading "Annie Parr", written in dark ink.

Drafted/Submitted By: Annie Parr