

**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT  
June 25<sup>th</sup>, 2025**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held on Wednesday June 25<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/84799926034?pwd=1IAZaDU9r62Hx5hjKbw17JotnqtFg>  
Meeting ID: 847 9992 6034 Passcode: 528535

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: Andrew Sandstrom – Crested Butte South Property Owners Association Board President & Secretary, Ronnie Benson - District Manager and Annie Parr - Recorder & Office/HR Manager

**I. Call to Order**

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

**II. Public Comment Period**

- Andrew Sandstrom statements under POA/Metro Long Range Planning Initiative.

**III. Approve Meeting Minutes from May 28<sup>th</sup>, 2025**

**MOTION** by Bellamy and seconded by Grogg to approve the minutes from May 28<sup>th</sup>, 2025 with the grammatical edit discussed. Motion passed unanimously.

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

- May's major expenses were Colorado Water & Power Development for the 2009 wastewater treatment plant expansion and the 2010 water tank #2 loans, Grand Junction Winwater for Bryant Ave. PRV capital improvement/replacement project, and Capital One for credit card charges.
- May bills and financials discussed included the road maintenance expenses for gravel and hauling road maintenance materials, Gunnison Country Times for the request for proposal for the Bryant Ave. PRV capital improvement/replacement project, miscellaneous revenue in the General Fund for Capital One rewards cash, tap fee revenue in the Water and Sewer Capital Funds, and water and sewer sales revenue in operating funds versus availability of treatment revenue in the Capital Funds. The Board found all May bills and financials discussed to be in order.

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

**V. POA/Metro District Long Range Planning Initiative**

- Discussion on the current status and future direction of the POA and the Metro District, including rates, communication strategies, and planning efforts.

- Sandstrom discussed POA and Metro District services, the associated fees for current services, and capital improvement expenses at various levels, and how these fees and projects could be presented to constituents.
- Sandstrom proposed collaboration through potentially coordinating rate increases and jointly funding a consultant to help develop a long-range plan and communicate it to the community.
- Both the POA and the Metro District agree that their current collaboration is stronger than ever. The District Board recognizes the value of working together and supports joint communication efforts with the public; however, it does not support sharing consultant costs, as the POA and Metro District are at different stages in their planning needs.

**VI. Receipt of 2024 Financial Audit**

- Item tabled pending receipt of the 2024 financial audit by the Board of Directors.

**VII. County & CBS Metro District Road Discussion**

- Benson presented a summary of the Road Responsibilities Committee meeting with Gunnison County on June 9<sup>th</sup>, 2025.
- The Board discussed that the County expressed interest in transferring full responsibility of road maintenance for public roads in CB South to the District, while accepting law enforcement would remain a County responsibility. The Board also reviewed existing agreements and current practices, and identified unresolved questions and issues. Ultimately, the Board did not support assuming the County's road maintenance responsibilities.
- Prior to the next Road Responsibilities Committee meeting with Gunnison County, Martin Schmidt and Benson will collaborate to discuss safety improvements, a proposed road maintenance agreement outlining responsibilities, and potential solutions for unresolved issues. They will also consider revisions to existing agreements and modifications to current practices.
- Benson will schedule the next Road Responsibilities Committee meeting with Gunnison County for late July or early to mid-August.

**VIII. StarView**

- The property was listed for sale on June 10, 2025, and the project will not be moving forward. This development will impact some aspects of the District's future planning.
- Several of the concepts and processes developed for the StarView inclusion effort will be adapted for use in future inclusions and opportunities.

**IX. Manager's Report**

- The District collected \$85,500 for tap fees in May. The total tap fee revenue for 2025 is at 77% of the budgeted amount.
- The Hunter Family Real Estate LTD has expressed interest in connecting to the District's sewer system. This would not constitute an inclusion into the District, but rather an extension of our service area boundary, similar to the arrangement with properties in the Allen Homesites. These properties are outside the District boundary and therefore pay double the standard rates. Benson outlined

potential opportunities such an extension could offer the District, which he plans to discuss further with the owner.

- Benson, Parr, Smiley, and Grogg will be attending the SDA regional workshop in Salida, CO, on Monday, June 23<sup>rd</sup>, 2025.

**X. Adjourn**

**MOTION** by Hein and seconded by Grogg to adjourn the meeting at 7:53 p.m. Motion passed unanimously.

A handwritten signature in cursive script that reads "Annie Parr". The signature is written in dark ink and is positioned above a horizontal line.

Drafted/Submitted By: Annie Parr