



P.O. BOX 1129 • 280 Cement Creek Rd Crested Butte, CO 81224 • business 970/349-5480 • fax 970/349-0590  
email: info@cbsouthmetro.net

**Minutes**  
**Regular Meeting**  
**August 23, 2017**

The regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday August 23, 2017 at 6:00 p.m. in the District Office, 280 Cement Creek Road, Crested Butte South.

Board Members in attendance: Tom Dill  
Alan Gruber  
Kurt Feltus  
Tom Hein  
Bill Oliver

Also in attendance: Ronnie Benson  
Annie Parr  
Joyce Kohler

The meeting was called to order at 6:01 P.M. Motion was made by Dill and seconded by Oliver to approve the minutes from July's regular meeting, with the correction that the date for the Chase Bank Account ratification be changed to August 23<sup>rd</sup>, 2017, passed unanimously.

After conversation on the budget, Feltus discussed property taxes being in the general fund and if that was the best place for these funds. Benson explained property taxes are a revenue that can be used as general funds as the District saw fit. After further dialogue, the Board felt this was the correct location for these funds due to paving expenditures in the general fund as well as the water and sewer funds soon being able to support themselves with the proposed raise in 2018. Oliver turned the discussion to the new investment accounts. Benson clarified the investment accounts in relation to the overall enterprise fund summary and total liquid funds available for operating. Benson also explained that Colotrust is not included at this time. The Board moved to current bills. Gruber had concerns about how high legal fees were again this month. Benson explained the reason for increased costs are due to personnel matters that were not included in last month's bills. With no further questions or discussion motion was made by Oliver and seconded by Dill to approve July's bills, passed unanimously.

There was no public comment at this time and the Board progressed to unfinished business. Motion was made by Gruber and seconded by Oliver to approve Annie Parr and Ronnie Benson as Chase Bank account administrators, passed unanimously.

The Board then discussed the purchase of a commercial lot for future growth. Benson explained how the District was running out of room, continues to grow, and eventually will need another well. Therefore, he wanted to start discussion regarding the purchase of commercial lot while they are still available. Dill asked if

Benson had something in mind. Benson explained that it would need to be a bigger commercial lot, which are limited. Gruber then asked if we had more available land at the shop and Benson said to his knowledge we were maxed out. Gruber then suggested it would be beneficial to look at the costs of buying additional wetlands by the shop versus a commercial lot. Discussion then moved to the pros and cons of possibly partnering with the POA. Hein asked if there would be any interest in employee housing above the commercial unit in the future. Benson felt it could be a good option as well as possibly generating a little extra revenue for the District. Hein felt it would be vital to the success of the District and an important factor in the future of entry level positions. Discussion then moved to metered water. Benson explained the need for the discussion was due to over watering lawns. Gruber explained that if we moved to metered water everyone would need to be metered and not just a select few. Feltus felt conversation about mindful use of water could go a long way. Hein agreed. Benson explained the initial costs of moving to metered water would be a big investment. The Board liked the direction of the conversation and felt in general the community was mindful of use.

The Board moved to service shut off at 207 Cascadilla. The Board agreed not to revoke services if the following payment agreement was upheld. The Board requested minimum monthly payments of \$377.90, the total of two monthly service charges, to be paid by the 15<sup>th</sup> of each month starting September 2017 until the account is current. If a payment was missed the account would be in default and water and sanitation services would be revoked the next business day. If service were turned off due to delinquency, all arrearages, including interest and penalties, must be paid in addition to paying one-fourth  $\frac{1}{4}$  the current tap fee at the rate of \$8,785.00. Motion was made by Oliver and seconded by Gruber to not revoke services at 207 Cascadilla as long as the payment agreement was upheld, passed unanimously.

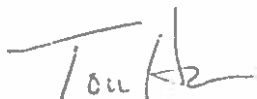
Joyce Kohler, a property owner, joined the meeting.

The Board discussed the possibility of un-clustering lots. Feltus felt it could be done with restrictive covenants but not with clustered lots. The Board's explained if it could be done then there would be fees associated to be equal. Dill felt Kohler needed to talk with the county and Gruber agreed that it was out of our jurisdiction. Kohler understood the process and left the meeting with hope to return if she had success with the county.

Time was then spent conversing the content of the Manager's report. Benson discussed all the claims in the last few months. Hein felt it was somewhat concerning. Further conversation was spent discussing safety and steps to be taken to avoid future claims. Benson then explained the Cascadilla well had been down for the last few days and his plan on how to repair it.

There being no further business before the Board, a motion was made by Gruber and seconded by Dill to adjourn at 7:51 PM, passed unanimously.

Respectfully Submitted



Tom Hein  
Secretary/Treasurer