



**Minutes**  
**Regular Meeting**  
**September 27, 2017**

The regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday September 27, 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  
   Bill Oliver

Also in attendance:                              Ronnie Benson  
   Annie Parr

The meeting was called to order at 6:02 P.M. Board member Hein was not present at this meeting and was noted as an excused absence. Motion was made by Gruber and seconded by Oliver to approve the minutes from August's regular meeting, with adding the missing sentences that were read aloud, passed unanimously.

Bills were then reviewed and discussed by the Board. Oliver asked what expenses were charged to the credit cards, if it was mostly miscellaneous expenses, and if there was someone reviewing charges for fraud. Benson explained that he researched every charge monthly and coded it to the appropriate account and any unapproved charges would be found at this time. Gruber commented that the sludge disposal seemed rather high. Benson confirmed it was higher because it was done every two weeks but the budget still looked good. Oliver asked if money had been transferred into Colotrust. Benson explained that the account had been opened but further paperwork was required. Benson confirmed this would be completed by the next meeting. Motion was made by Oliver and seconded by Gruber to approve August's bills, passed unanimously.

There was no public comment at this time and the Board progressed to unfinished business. Benson stated the District does not have restrictions in place in regards to un-clustering lots, but the county and the POA did have restrictions. Benson noted that Kohler went to the county and was informed that the county would have no problem un-clustering lots. Benson then explained that Mr. Diberardino expressed concern about the un-clustering of lots because he purchased, paid a high premium, and chose to build his house at a certain location on his lot due to the fact that the lot in front was clustered. The Board would like to have a policy in place prior to the un-clustering of lots. Therefore, the Board requested a preliminary policy to be drafted, fine-tuned and then put to vote.

The Board moved to the tanker garage with additional storage bays. Benson explained that the tanker garage project did not happen this year as planned, but it was in the Proposed 2018 Budget. Benson stated that there was space available on the current waste water plant property and felt it could be more affordable to expand this location rather than purchasing a commercial lot. Benson pointed out the only downside to expansion at the plant was that eventually a space would be needed for another well. Oliver

felt it was important for Benson to take time to get an estimate with an overall goal to develop a detailed design to support a good cost estimate. Which should include everything Benson would want and, at that time, the Board could then choose to pass it all or certain items based on budget. Oliver also urged Benson to have a plan to remove certain items if budget could not support it. The Board supported moving in this direction and looked forward to seeing the conceptual drawings and budget. Gruber then asked Benson if there would be interest in selling the excavator and moving to a larger rubber track that could move around more easily. Benson expressed there was interest in this and would look into the options further.

The Board then discussed the Proposed 2018 Budget. Benson explained that he divided several revenue and expense accounts over all the enterprise's sub-funds to get a better idea of how the funds were operating. Oliver liked the addition of the Capital Fund and taking the tap fee revenue out of the General Fund, but did not like that the Road Fund was in the red even with the overall budget being in the black. Benson explained that the fund was negative because he wanted to purchase a new bull blade which was allocated as an expense. Oliver noted the Road Fund would still be in the red. The Board agreed that they would like each fund to be in the black other than the Capital Fund as long as the net total was in the black. The Board understood that wages would decrease 4.5% from the 2017 Adopted Budget but the Board would like the percentage of the proposed overall wage increase for current employees from 2017 to 2018. Oliver noted that the General Fund was way up in the Proposed 2018 Budget. Parr explained it was from moving certain expenses in the appropriate funds such as road improvements. Gruber asked Benson if the HUTF revenue was a hard number. Benson stated it was not, but very close. Benson assured the Board it would be a hard number prior to budget approval. The Board then discussed concerns regarding the location of the tap fee revenue in the Capital Fund. Benson noted he would look at the budget in regards to these concerns. Benson explained he would like to approve the budget at the November's regular meeting if possible. At Benson's request, the board had intent to approve moving November's regular meeting to Wednesday November 29<sup>th</sup>, 2017, to be ratified at the next regular meeting on October 25<sup>th</sup>, 2017. There being no further questions in regards to the Proposed 2018 Budget the Board moved to ski passes. Motion was made by Gruber and seconded by Feltus to approve ski passes for all full time employees that have at least 1 year of employment, passed unanimously.

Time was then spent conversing the content of the Manager's report. Benson explained that he was still waiting on the official plans to recalculate the tap fees for Tassinong Farms, but wanted to have this done ASAP. The Board supported Benson in whatever steps needed to be taken to be able to obtain the official plans to correctly calculate the tap fees. Further conversation was spent discussing other tap fee agreements and concerns. Benson then explained he ended up approving the paving of Floyd because with credits the overall total would be around 122K, which was under the 150K that was approved earlier this summer.

There being no further business before the Board, a motion was made and seconded to adjourn at 8:09 PM, passed unanimously.

Respectfully Submitted



Annie Parr