RESERVE METROPOLITAN DISTRICT 2
BOARD OF DIRECTORS MEETING
Tuesday, September 2, 2025 2:00 P.M. MDT
318 ELK AVENUE, CRESTED BUTTE, COLORADO 81224

In Attendance For The Board:
John Flanigan – via telephone
Brian Pugh – via telephone
Gina Grisafi – via telephone
Geoff Blaisdell – via telephone
Julie Behrens – via telephone

Also In Attendance:
Kezia Bechard, Toad Property Management
David Lytle
Claudia Helguaro

John Flanigan called the meeting to order at 2:02 p.m. and confirmed a quorum. Kezia Bechard said the Agenda had been posted on the website on August 26, 2025. No changes to the Agenda. Brian Pugh explained Claudia Helguaro from Wildhorse was attending to listen to the drainage discussion regarding Wildhorse.

Brian Pugh made a motion to approve the minutes of the July 17, 2025 meeting. Gina Grisafi seconded the motion and it was unanimously approved.

Prior to the meeting a June 30, 2025 financial report had been distributed to the Board. John Flanigan said RMD2 had approximately $1.4M in available funds.

Bids had been obtained from Lacy Construction and Dietrich Dirtworks for snow removal. References had also been obtained. Lacy Construction had reduced their hourly rate by approximately 10% compared to the 2024/2025 pricing making the Lacy Construction hourly rate slightly lower than the Dietrich Dirtworks hourly rate. Concern was expressed about the liability language in the Dietrich Dirtworks Contract and David Lytle said he would not recommend signing a Contract with that language.

After discussion it was unanimously agreed to continue with Lacy Construction for snow removal during the 2025/2026 Winter season. John Flangan agreed to notify Lacy Construction.

Brian Pugh said he had met with Aaron of Lacy Construction to review drainage in Wildhorse. Areas on Appaloosa and Wildhorse Trail had been identified as requiring prompt attention at a cost of approximately $6,500. It was unanimously agreed Lacy Construction would be instructed to complete that drainage work prior to the start of Winter. Claudia Helguaro thanked the Board for their prompt attention to the matter. John Flanigan said he would instruct Lacy Construction to proceed with the work.

John Flanigan said Rocky Mountain Masonry had inspected all the stonework on the bridges. John explained more work was necessary than originally thought as work had not been performed since 2018. Spare stones were already stored in the neighborhood. Geoff Blaisdell said he had been unable to obtain a second estimate for the work. It was generally agreed to proceed with the Rocky Mountain Masonry estimate and John Flanigan said he would instruct them to start the work.

John Flanigan said he had approached RMD3 to discuss Service Plan wording which would address the RMD2 concerns about equipment staging and deterioration of the roads due to heavy equipment during the infrastructure stage. John explained that RMD3's intent would be to stage as much equipment within the project's boundaries as possible and not have equipment parked on the lower portion of the road. John suggested a good faith contribution of $25,000 for potential deterioration of the roads and RMD3 would get back to the Board after reviewing with legal counsel. Discussion had also occurred about future maintenance of the roads in RMD3 as RMD3 would be paying for that work but there might be options to have the work performed at the same time as RMD2. The Bond legal counsel had confirmed that any RMD3 bonds would not have an impact on the RMD2 bonds.

At 2:30 p.m. Julie Behrens made a motion to adjourn the meeting. Geoff Blaisdell seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management