

**RESERVE METROPOLITAN DISTRICT 2  
BOARD OF DIRECTORS MEETING  
Thursday, July 18, 2024 11 A.M. MDT  
318 ELK AVENUE, CRESTED BUTTE, COLORADO 81224**

**In Attendance For The Board:**

John Flanigan – via telephone

Gina Grisafi – via telephone

Julie Behrens – via telephone

Brian Pugh – via telephone

**Also In Attendance:**

Doug Piersal (via telephone)

Kezia Bechard, Toad Property Management

John Flanigan called the meeting to order at 11:03 a.m. and confirmed a quorum. No members of the public had chosen to participate in the meeting and there were no amendments to the Agenda. It was confirmed notice of the meeting had been posted on the website on July 15, 2024.

Brian Pugh made a motion to approve the minutes of the June 20, 2024 meeting. Julie Behrens seconded the motion and it was unanimously approved.

John Flanigan confirmed the crack sealing had been completed and an estimate for the repair of two potholes had been provided. One option was a temporary fix which might hold up for the Winter and the second was the longer lasting option and more expensive. John suggested selecting the more expensive option and then the repair might last until the resurfacing of the roads was completed in the future.

John Flanigan explained additional estimates related to upgrades for the manhole covers as the current options were considered “plow catchers”. Two water meter manhole covers had been identified. Attempts had been made to repair a large gash in the road but the seal coating repair had not lasted and a more permanent fix needed to be considered. A Sewer cover and sewer pipe required repair. Mt. Crested Butte Water & Sanitation would repair the sewer pipe and once that was completed SealCo would be able to make road repairs. All roads had been walked with SealCo to identify all the areas and the estimates shared with the Board.

Concern was expressed about the location of a construction dumpster very close to Prospect Road. John Flanigan said he would follow up with Sarah Morgan as several owners had expressed concern.

Some new construction projects had not yet installed the large, detailed, signage and John Flanigan said he would also discuss that with Sarah Morgan.

John Flanigan said shoulder maintenance needed to be performed each year although it had not been performed in the past. Lacy Construction had identified some areas which required shoulder maintenance to protect the asphalt and drainage. An estimate would be provided by

Lacy Construction. It was generally agreed the work was necessary and should be completed each year.

John Flanigan confirmed Brad Wiggington had performed the first cycle of weed management.

Kezia Bechard confirmed Toad would be able to weed flower beds at the two signage locations during the Summer.

Kezia Bechard said the Town of Mt. Crested Butte had notified her to say all lateral roads needed to have 15 m.p.h. signs. John Flanigan said he would inspect existing signage and confirm to Toad how many signs needed to be replaced. Brian Pugh said he would identify to Kezia a new location for a speed limit sign. John confirmed grant funds would be available for new signage.

A newspaper report had indicated the Town of Mt. Crested Butte Water & Sanitation District would be upgrading infrastructure. The actual cost or responsibility for that cost was unclear in the article. Upper Prospect or North Village would not progress until the sewer infrastructure was addressed.

John Flanigan had distributed to the Board a draft schedule about upcoming or existing construction projects within Prospect. Sarah Morgan had provided the draft Design Review Board (DRB) schedule and it was just information for the Board. The DRB needed to approve any construction outside of a building envelope. A Violation & Fines document had also been circulated. No comments were provided for that document and John agreed to notify Sarah Morgan.

It was unanimously agreed to proceed with the road maintenance outlined above and go with the more expensive, longer lasting repairs.

At 11:27 p.m. Julie Behrens made a motion to adjourn the meeting. Brian Pugh seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management