

**RESERVE METROPOLITAN DISTRICT 2
BOARD OF DIRECTORS MEETING
Thursday, September 15, 2022 11 AM MDT
318 ELK AVENUE, CRESTED BUTTE, COLORADO 81224**

In Attendance For The Board:

John Flanigan – via telephone
Geoff Blaisdell – via telephone
Brian Pugh – via telephone
Gina Grisafi – via telephone

Also In Attendance:

Doug Piersal (via telephone)
Steve Thompson (via telephone)
Matt Miller (via telephone)
Joe Robinson, Toad Property Management

John Flanigan called the meeting to order at 11:05 am, confirmed a quorum and said no members of the public had chosen to participate in the meeting. John explained there were no additions to the agenda. Joe Robinson confirmed notice of the meeting had been posted on the website on September 10, 2022.

Gina Grisafi made a motion to approve the minutes of the August 18, 2022 meeting. Brian Pugh seconded the motion and it was unanimously approved.

John Flanigan said the 2021 Audit Report had been circulated prior to the meeting. Matt Miller, from McMahan and Associates, LLC (the auditors), explained the process to prepare the Audit Report and how the figures were verified. Matt said the audit process had gone very smoothly and it had not been necessary to make any changes to the information provided to the Board by Steve Thompson during the year.

Gina Grisafi made a motion to approve the 2021 Audit as presented. Brian Pugh seconded the motion and it was unanimously approved. Matt Miller left the meeting.

The draft Budget and a June 30, 2022 Profit & Loss had been circulated to the Board. Steve Thompson reviewed the draft budget.

Steve Thompson said that bond reserve funds money currently on deposit with UMB could be earning higher interest. Brian Pugh and Steve Thompson agreed to speak to the Bank about alternatives for the funds to obtain a higher rate of interest.

After discussion it was agreed to hold the public budget meeting at the November 17th meeting.

Steve Thompson said he would prepare the Annual Bond Disclosure Report and send to John Flanigan for review and submission to UMB.

John Flanigan said a CB Master Plan had been provided and RMD2 Board could make comments or owners could comment separately. After discussion it was agreed there would be no comment from the Board and owners could make comments individually.

John Flanigan said that at least 21 lots had been reserved in Upper Prospect. Brian Pugh expressed concern the impact on road maintenance in the district as the land had previously been zoned as agricultural and only contributed a very small amount towards road maintenance. It was suggested the developer be asked to make a payment towards future road damage from construction traffic. Geoff Blaisdell and John Flanigan agreed to reach out to the developer of Upper Prospect to explain the Board's concerns about roads. John suggested a Board member become the point person to track progress on the Upper Prospect zoning and plan approvals.

John Flanigan said he did not have an update on the damaged guardrails.

John said a notice about noxious weeds had been received from the Town of Mt. Crested Butte. John explained Toad had performed some weed removal and a weed management plan needed to be prepared for future years. Joe Robinson said there was a company in the valley who could perform some additional weed mitigation work in the Fall. Brian Pugh identified an area that required prompt attention and Joe Robinson agreed to follow up.

Joe Robinson confirmed SealCo would be working on the road patch at Bear Scratch as soon as weather permitted.

Prior to the meeting John Flanigan distributed a copy of the Intergovernmental Agreement (IGA) between Reserve Metro District 1 and the Town of Mt Crested Butte governing parking enforcement in Prospect.

Joe Robinson said STOP signs and posts had been replaced/installed as necessary. Additionally, the street sign at Deer Creek Circle/Prospect had been replaced/installed.

Brian Pugh made a motion to adjourn the meeting. Gina Grisafi seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management