

**RESERVE METROPOLITAN DISTRICT 2
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 17, 2022 11 AM MDT
318 ELK AVENUE, CRESTED BUTTE, COLORADO 81224**

In Attendance For The Board:

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

Also In Attendance:

Joe Robinson, Toad Property Management – via telephone
Doug Piersel, legal counsel – via telephone
Steve Thompson, CPA
Erica Sollberger

John Flanigan called the meeting to order at 11:04 am and confirmed a quorum. Joe Robinson said that notice of the meeting had been posted on the website on February 9, 2022.

John said that there were no additions to the agenda. Erica Sollberger was the only member of the public who had joined the meeting, to provide context on the parking issue as a representative of RMD1.

Julie Behrens made a motion to approve the minutes from the meeting on January 20, 2021. Brian Pugh seconded the motion, and it was unanimously approved.

Steve Thompson presented the financial report. Steve said that RMD2 ended the year with about \$1.1 million in the General Fund. RMD2 had about \$20,000 of outstanding bills at year's end, of which over \$18,000 was payable to Lacy Construction for snow plowing. Steve said that RMD2 had come in under budget for 2021, had made all debt service payments, and had successfully collected almost all taxes, with only \$3,000 outstanding. John Flanigan explained that the Board had made the decision to accumulate a year's worth of principal and interest payments beyond the contractually required reserves. RMD2 was about halfway to accomplishing the goal and expected to meet the goal in 5-6 years.

There was a brief discussion of the Audit Engagement Letter.

Brian Pugh made a motion to accept the Audit Engagement Letter. John Flanigan seconded the motion, and it was unanimously approved.

John Flanigan said he would sign the letter and return it to the audit firm.

John Flanigan said that resolution of the construction parking issues that were raised at the previous meeting would normally fall under the responsibilities of a Property Owners' Association (POA). John said that there were two POAs that existed within RMD2 and thought it was worth discussing whether those POAs should become more active on issues such as enforcement of parking regulations and speed limits.

Erica Sollberger explained that the two POAs in RMD2 were the North Mount Crested Butte POA and the Prospect POA. Erica said that the only function of the North Mount Crested Butte POA was to collect the Real Estate Transfer Assessment (RETA) funds after property sales and distribute those funds to RMD1. The main functions of the Prospect POA were to oversee the Design Review Board (DRB), collect compliance deposits, hold pre-construction meetings with contractors, and check on the build throughout the process. Erica said that the DRB did discuss parking requirements at the pre-construction meeting and could continue to do so, but the POA did not have much power to enforce.

Erica said that she had reached out to the Town of Mt. CB to see if there was a way to involve the Town to enforce parking regulations more effectively. Erica said that the Town did not currently have jurisdiction over parking in Prospect, because the Town Code only gives the Town power to enforce parking on Town rights of way. The roads in Prospect were public rights of way, but not Town rights of way. Erica said that the Town was open to signing an Agreement that would allow the Town to enforce parking regulations in Prospect, but it was unclear whether the Agreement should be with RMD1, RMD2, or the Prospect POA.

John Flanigan said that it would go a long way towards resolving the construction parking issue if the Town was willing to enforce its parking regulations in Prospect. John said that the DRB required owners to file a parking plan before building, but the DRB did not appear to be enforcing those plans. Erica explained that the only enforcement option for the DRB was to call a tow truck, which did not facilitate good relationships among neighbors. Given the support from the RMD2 Board for bringing the Town in to enforce parking, Erica said that she would reach out to the Town to start the process of reaching an agreement more formally.

John thanked Erica for attending the meeting and noted that the RMD2 Board would wait to hear from her regarding next steps.

Geoff Blaisdell said that he understood from CBMR's Operations Manager Mark Voegli that there was no formal agreement for grooming skier easements. John Flanigan said that he believed there was a skier easement map that outlined CBMR's grooming responsibilities, but that the access points where CBMR strayed from the skier easements and created paths directly to houses were created as a courtesy.

Brian Pugh said that the Wildhorse HOA had reached out to RMD2 to ask when they could expect roads to be redone in the neighborhood, because they were planning work on additional paving and parking lots. John Flanigan said that there was not a formal written policy or timetable for road maintenance. Brian said that he would draft a letter of response and would provide it to John for review before sending the reply to Wildhorse.

There was some discussion of the parking lot near the Gold Link lift, which was seeing significantly more use.

John Flanigan said that notice of the election had been sent to all eligible electors, via email where available and via regular mail where necessary. The notice had also been posted on the website on February 7, 2022.

John Flanigan made a motion to approve the Resolution appointing Doug Piersel as the designated election official. Julie Behrens seconded the motion, and it was unanimously approved.

Julie Behrens said that she would sign the resolution and return it to Doug Piersel.

Doug Piersel said that there were three Board Members up for election. If those Board Members intended to continue to serve, Doug asked them to return the self-nomination form to him by the following Friday. Doug said that he had not yet received any volunteers for the positions, and RMD2 would be able to cancel the election if the number of candidates did not exceed the number of open seats. John Flanigan stated his intention to continue to serve. Julie Behrens and Gina Grisafi were both willing to serve again if no other candidates came forward. Doug said that it would be possible for Gina and Julie to resign from their Board positions after May 3rd if anyone else stepped forward to serve after the election.

Regarding the Parking Enforcement Agreement with the Town, Doug Piersel said that RMD1 owned the roads, so the agreement would likely need to be between RMD1 and the Town.

Julie Behrens made a motion to adjourn the meeting at 11:55 a.m. Geoff Blaisdell seconded the motion, and it was unanimously approved.

Rob Harper, Toad Property Management