
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Board Meeting Minutes May 10, 2017

Board Members Attending: Kevin Van Horn, Pat Wallace, Mark Trautman, Matt Feier, Shay Wycoff

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: David Neben, Al Smith, Krista Hildebrandt

Pat Wallace called the meeting to order at 6:04 pm.

Approval of Minutes

Line item updates and corrections were identified by the Board members. Matt moved to approve the minutes with recommended revisions; Mark seconded the Motion. The Motion passed unanimously.

Financial Report

Mark reviewed the Projected to Actual Report ending April 30th and reported that 90% of dues have been received for the current year. Under Expenses, adjustments were made to Projected Expense Line Item 266, Common Area Maintenance, to include snow removal expenses. This unbudgeted expense amount will be reallocated from the Unanticipated Expenses Line Item, which is intended for expenses of this nature.

A Motion was made by Pat to approve the April Financials as reported, and the Motion was seconded by Matt. The Motion was carried.

Continued Business

Committee Updates:

1. Commercial Area Master Plan (CAMP)

The next Advisory Group Meeting will be held Thursday, May 11th. The Group will review Survey questions, Emerging Themes as well as the Vision statement and Master Plan Goals. Minutes for the March and April meetings will be published on the website after tomorrow night's approvals.

2. Trails, Amenities and Parks (TAP)

Pat reviewed the Red Mountain Park Survey results. Analytics for Question 2 show the Bus Service and Playground were ranked with the most interest of the Red Mountain Park amenities. Interest regarding a roof over the rink raised a few comments regarding financing questions as well as suggestions to enclose the entire structure. An enclosed building would require more infrastructure costs however it is a revenue generator for youth practice sessions and adult leagues. Matt is working on gathering costs from a steel building contractor for the conversation. In addition, such a project would need to look at grants to sustain costs.

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Pat shared that a meeting with the Land Trust is scheduled to discuss the Huckeby Parcel. More information will be shared next meeting. The idea of a park at the Brackenbury parcels is currently on the back burner until further review and discussions with the Metro District. Matt shared that a planning grant opportunity may be available for the Brush Creek to Cement Creek Trail and would be due in November.

3. Infrastructure

Mark updated the Board on recent findings that AT&T does not have development funding available at this time. Mark is also updated the Board on the letter from Viam offering to install a cell tower for \$123,465 with monthly maintenance of \$2,625. The cost of this proposal is beyond the means of the POA. More information will be shared as it is received. The Mt. Express Bus morning ridership was down and it is the Board's analysis that current schedules are not the most efficient for folks employed up valley. The Board asked Dom to reach out to Mt. Express to see if morning times closer to the half hour vs. on the hour are possible for CB South. Dom will contact Chris Larson to discuss the morning ridership schedule. One owner voiced concerns regarding wear and tear on the subdivision roads as a result of the bus service and asked if the county would help pay for some of the repairs and ongoing maintenance. Dom is looking into adding gravel to the bus stop turn around and will discuss with the CB Fire Protection about sharing costs to pave behind the Sunset Hall/Fire Station building.

Please note: The next two agenda items were adjusted from the original agenda order to allow for public attendance during the Resolution discussion.

Review Draft of Service Plan for Snow Removal and Contract Services

A draft of the RFP for Snow Removal was shared. The Board requests the solicitation to focus only on winter snow removal services for the POA and miscellaneous needs. Additional items were suggested for the Qualifications and Criteria sections. A map will also be added to clearly identify the CB South property under contract.

Resolution to Prohibit the Parking and Storage of Heavy Industrial Equipment in the Commercial District

The document was reworded based on the April BOD meeting discussions clarifying the type of approved and not approved equipment, as well as outlining specific equipment that is acceptable and approved for use within CB South business operations.

Al Smith shared the necessity of the equipment he owns as part of his daily operations. Krista Hildebrandt attended in support of folks trying to live/work here and asked that we do not exclude people by defining uses. The Board shared a few points discussed from last month's BOD meeting. One, the County's 2016 letter stating the Bus Barn that was under consideration was inappropriate for the CB South commercial area. Two, that a retail component serving the CB South community is a key factor of businesses that have been approved by the current Board. Krista said she appreciates the perspective of a providing a service to the community and thanked the Board for sharing their perspective.

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David Neben commented that the proposed language of the resolution is clear for identifying approved uses.

The final Resolution will revise Paragraph 5.2.E. language to “The parking or storage of heavy equipment is prohibited on any Residential or Commercial District lots within Crested Butte South, except as may otherwise be permitted for temporary construction projects.”

A Motion was made to approve the Resolution with the wording changes made to 5.2E. Shay motioned to approve; Matt seconded the Motion. The Motion and Resolution was approved by the entire Board.

New Business

Special Events Application for Music in Red Mountain Park on May 27th, 2017

Item was removed from the discussion. The event was cancelled.

Cluster Declarations

- a. Cluster Declaration for Bellon, Lot 42 and 43, Block 24, Filing #4 – The Board reviewed the plans. The property is currently under development which included the Cluster Declaration. Shay moved to approve the Motion. The Motion was seconded by Pat.
- b. Approval of a Multi-Family Residential Unit and Cluster Declaration on 77 Elcho Ave., Lot 11 and 12, Block 2, Filing # 1
A Motion to approve the Cluster Declaration was made by Pat and seconded by Mark. A second Motion to approve the Multi-Family Residential Unit was made by Mark and seconded by Shay. The Motion was unanimously approved for the Multi-Family Residential Unit.

Variance Request - Ewing, Lot 22, Block 14, Filing #2, 775 Shavano Street

Mark & Liz Ewing were present to discuss the proposed house relocation and associated variance request. Information and renderings for the proposal and addition/entrance changes were provided. The Owners clarified the steps of the house relocations from CB to CB South. The building would be brought up to code per current Residential design standard except for the variance request, to maintain the lower roof pitch of the existing structure. The Board is accepting of the request however, the entire project is required to follow protocol with the DRC review. Matt noted the DRC should weigh in on the ‘eave less’ facade. A motion was made to approve the variance specific to the existing roof pitch. Kevin moved for a Motion to approve; Pat seconded. The Board was all in favor.

Manager’s Reports

1. Dom updated the Board on the subdivision’s ground clean up and spring maintenance. An unbudgeted \$400 will be incurred for replacing broken fence railing along Cement Creek subdivision entrance. Play Safe playground mulch replenishment costs is slightly more than

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budgeted. Ben is also working on the improvements to the Teocalli path gravel and lawn aeration.

2. Rules and Regulations – A significant discussion transpired on the current as well as future management of covenant and county violations. It was decided to hire someone dedicated to observing, documenting and assisting the POA with Covenant Enforcement. Several suggestions were discussed and better documentation of violations was noted. Dom will gather more information based on the discussion and share at the next BOD meeting.
3. The Board received a follow up on the status of the current easements in progress. Landscaping pricing is being gathered. Another property owner was interested in providing an additional easement to allow for a wider path. Funding for an additional easement for this path is not available in the approved 2017 budget. It was noted to revisit with the 2018 budget.

Identify June Board Meeting Agenda Items

1. Committee Updates
2. Update on the Mountain Express Bus Schedule request
3. Review RFP for Snow Removal Service Plan
4. Update on the addition of a Neighborhood Service officer
5. Fee Structure Discussion

Next Meeting

Wednesday, June 7, 2017; 6pm.

Unscheduled Property Owner Comment Opportunity Time – All discussions took place during scheduled meeting discussions.

Adjourn – 9:15 pm