
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 June 7, 2017

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Joseph Rousseau

Kevin Van Horn called the meeting to order at 6:01pm.

Approval of Minutes

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

Financial Report

Mark reviewed the Projected to Actual Report ending May 31st. The majority of the 2017 Dues has been received. The second installment of Delinquency Letters have been issued and Mark suggested that the POA should not waive any incurred Finance Charges for the remainder of the year. Application Fees received thus far in the current year (\$18,950) exceed the Projected figure of \$14,500 therefore the Projected amount will be adjusted upward in next month's report. Unanticipated Expenses were reduced by \$5,000 as a result of last month's addition of unanticipated snow removal expenses to Line Item 266, Common Area Maintenance.

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

Continued Business

Committee Updates

1. Commercial Area Master Plan (CAMP)

Kevin provided the recap of the May 12th meeting. Town Center was discussed as a possible name change to rebrand the Commercial Area. Village Center was more in favor as a working title for the project. The bulk of the meeting was spent reviewing the Vision Statement, Goals, Master Plan and Survey Questions. The Master Plan document will be simplified and revised to focus on fewer details. The specifics and details are to be found within the Special Area Regulations document. Parking and snow storage are the main issues as more residential is developed. Dom shared a recent conversation with the Metro District related to the Commercial Area development; Ronnie will be happy to join in as the process develops. The next Advisory Group Meeting is scheduled for Thursday, June 8th

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2. Trails, Amenities and Parks (TAP)

Pat shared the progress of the Huckleby Trail access and trail walk through with the Land Trust. The trail was flagged on Saturday (June 3rd). A few trail work days will be scheduled to clear thicket in the near future. A lot of willows will need to be cut back along with the thicket. The Land Trust strongly encouraged the completion of the loop to Cement Creek as soon as possible, preferably this year, in order to discourage any arbitrary wandering. The Spruce Station signage and other signs are in progress. River Rim has also been involved in the trail access discussions taking place. As a side note, there is a large, downed tree that will need to be removed. Pat requested Dom to look into the removal of the tree.

Review Draft of Service Plan for Snow Removal

Dom shared the updated RFP with revisions to the Project Scope along with the addition of a service area map. The Board would like the RFP to also solicit an hourly rate pricing on heavy equipment items and/or other service jobs such as roof shoveling. Dom mentioned the previous discussion of a snow plow for the POA truck. Mark and Pat both agreed it was worth pricing out the cost of a used plow for POA use.

New Business

Variance Request - Lot 14, Block 21, Filing #3, 27 Fox Place

Joseph Rousseau presented a variance request for a stair relocation and landing expansion to address snow shed piling up on current stairs. Joe is seeking approval to encroach into the setback. Joe submitted a letter from the adjacent landowner approving the encroachment. Pat moved to approve the variance request; Mark seconded the Motion and the Board unanimously approved.

Annual Meeting and Board of Directors Election Planning

Shay Wyckoff and Matt Feier are up for renewal. Shay shared with the Board that she will not running again. The Board will create a list of possible candidates. The POA will issue the Request for Nominations and Notice of CB South Board Member Elections for nominations of candidates; submittal date ends June 30, 2017.

The Annual Meeting Agenda items identified to date: Manager's Report, Committee Reports and Financial Report with possible guest updates by CB South Metro District Operations Manager and local Law Enforcement.

Teocalli Pond and Ditch

During a conversation with the Cement Creek Condominium's Board President, Kevin voiced the safety issues and concerns of the POA and adjacent homeowners. The Condominium's position is not to spend money for the improvement but they are willing to address the public safety issues. Kevin requested their maintenance manager reach out to Dom to conduct a walk-through of the areas creating a public safety hazard. Dom and Charlie Zeiter met; all hazardous areas were listed. The POA Board requested Dom to confirm a completion date for the safety

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improvements. If they fail to complete all work by the deadline date, the POA will issue a letter identifying the non-compliance of the current License Agreement between Gunnison County and the Condo Association.

A Job Description for the recently approved position of Neighborhood Services staff is being developed. A draft will be reviewed at the July Board Meeting.

Manager's Reports

1. Kevin asked Dom to report on several POA owned properties that have been identified during recent property record searches. Dom stated that this is still in discovery stage.
2. Rules & Regulations – Dom shared the most recent report as well as actions taken on several violations.
3. Per the Board's May meeting request, Chris Larsen, Transit Manager for Mountain Express, provided previous ridership volumes along with bus schedules for the past three years. The Board agreed that the 2014/2015 schedule offers the best complement to the current RTA schedule. Dom will follow on the change of schedule request with Chris Larsen.

Identify July Board Meeting Agenda Items

1. Committee updates
2. Neighborhood Services position opening
3. Board Candidate elections review
4. Update on violation enforcement for Lot C25, Block 5, Filling #2

Next Meeting

Tuesday, July 11, 2017; 6pm.

Unscheduled Property Owner Comment Opportunity Time – None

Adjourn – 8:00 pm