
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 October 11, 2017

Board Members Attending: Kevin Van Horn, Pat Wallace, Margaret Loperfido, Brett Henderson

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Maureen Hall, Bob Goettge, Pat Del Tredici, Kathy Norgard, Terre Mercier, Mark Tardiff, Craig Phillips, Sue Williamson and Tim Williamson

Kevin Van Horn called the meeting to order at 6:05pm.

Approval of Minutes

Corrections were identified to the September meeting minutes. The September Financial Report was reviewed and approved by Mark prior to the Meeting. A Motion was made by Margaret to approve the minutes with noted updates and Brett seconded the Motion. The Motion was unanimously approved.

Financial Report

In Mark's absence, Dom presented the September Financial Report. On this month's Projected to Actual statement, the 2017 projected amount for Expenses line item 216, Accounting/Audit/Tax Return, was decreased by \$4,135.00 reflecting a reduction in accounting fees and office time. Also, Expenses line item 270, Weed Control, decreased by \$752.00 from the budgeted amount. Common Area Improvements, line item 264 increased by \$500.00 due the easement expenses. Total Expenses projected for 2017 decreased by \$3,707.00. As a result of these adjustments, the month's projected Net Income increased. On the Capital Reserves statement, no changes occurred for the month. The Performance Deposit Account Summary will have updates next month due to several final inspections in progress. The pedestrian easement expenses sheet was discussed as a template for future easement projects.

A Motion was made by Pat to approve the September Financial Report and seconded by Brett. The Motion carried and was unanimously approved.

New Business

Silent Tracks presentation on Cement Mountain/Granite Basin Wilderness proposal – Maureen Hall, Board of Directors President of Silent Tracks, introduced the organization and CB South resident, Bob Goettge, who presented an overview of what a wilderness proposal within a portion of Granite Basin/West Cement Mountain Area would look like. Several members of Silent Tracks were also in attendance. Silent Tracks is looking for public input and support; they presented to the Board due to its proximity to Crested Butte South.

Approved 11/8/ 2017

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Following the presentation, the Board was asked if they would be interested in writing a letter on behalf of CB South. It was stated, as elected representatives of the community, the Board is not in a position to write a letter in support or against the further development of a wilderness area without a clear understanding on what the community would like to see. The Board offered assistance by sharing information to help educate the community of the proposal. Silent Tracks will work with Dom to disseminate any information they would like to share with the community, including a possible meeting at Sunset Hall.

Discussion regarding Alpine Planning Revised Proposal for CAMP

The Board reviewed the extended CAMP project proposal and voted to authorize the expenses. Pat motioned to approve the proposal and Kevin seconded the Motion. The Board unanimously approved.

Continued Business

Committee Updates

1. **Commercial Area Master Plan (CAMP)** - Next meeting is scheduled for Thursday, October 19th. The revised redlines of Special Area Regulations (SAR) will be shared with the Advisory Group as well as the Board. Kevin requested the Board to pay special attention to the parking requirements section. The Final Draft copy is very close to completion for a Board review in November. The Board discussed some of the key highlights of the SAR revisions. It was explained that a lot of the updates include a more organized approach and logical format than the current document as well as the removal of duplicate information.
2. **Trails, Amenities and Parks (TAP)** – Pat provided updates on the September meeting. The closure of the road within Red Mountain Park would be in the summer only to promote safety within the playground area. The road would remain open for winter use of the rinks. Landscaping and the use of bollards are being looking into as seasonal barriers. Also under discussion is the potential for expanding parking along Packer Way. Resurfacing the tennis court is on the proposed Capital Improvement list for the 2018 Budget. Other Park amenities have been added to the list of Capital Improvements such as a second basketball court and the need to resurface the half pipe. Additional easements to provide further connectivity throughout the public area will be reviewed during the 2018 Budget discussions. The Huckeby access trail will be scheduling a workday soon to continue the work in process. Some boardwalk has been built, framing and treads will be next. The County is unable to sponsor CB South for the East River Trail planning grant at this time.

2018 Budget Planning and Review Fee Schedules

Dom shared a draft of the updated Fee Schedule document. The updated document identifies all fees associated with the Property Owners Association. Revisions to Performance Deposit fees

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were increased to a flat rate of \$1.50 per square foot rather than the previous fee structure. The full document will be reviewed for approval during next month's 2018 Budget Review session. Dom also presented the Capital Improvement worksheet in preparation of the Budget Review. The worksheet was reviewed for completeness of line items. The Board provided feedback and requested an estimate of possible operational savings with the purchase of a Tool Cat. Subdivision benefits would be year round for both summer maintenance projects as well as winter snow removal. .
Suggestions were provided and further discussion will continue next month.

Manager's Reports

Dom provided an update on the Community Compliance Coordinator position and identified the actions taken to date, as noted on the Rules and Regulations report. Training with Bryce continues and he has been working on both first level communications as well as issuing written notices. Solicitation for snow removal Requests for Proposal is also in progress.

Identify November Meeting Agenda Items

1. Committee Updates
2. 2018 Budget Review
3. Covenant Enforcement
4. Snow removal bids
5. Future pedestrian easements

Next Meeting – November 8, 2017 at 6pm.

Unscheduled Property Owner Comment Opportunity Time – None

Adjourn – 9:01 pm