
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 November 8, 2017

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Bob Goettge, Logan Jones

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

Approval of Minutes

Pat identified minor updates to the October meeting minutes. A motion was made by Pat to approve the October minutes with noted revisions and Brett seconded the motion. The Motion was unanimously approved.

Financial Report

Mark presented the October Financial Report. On the Projected to Actual statement, several of the Income line items were adjusted to the positive, based on actual amounts received or anticipated for the calendar year. The following projected line items all had significant increases from previously projected amounts: 130-Application Fees (\$1,650.00), 135-Property Transfer Fees (\$1,000.00) and 170-Grants/Donations (\$1,381.00). As a result of these items, and few other minor adjustments, 2017 Total Projected Income increased by \$6,666.00 during the month of October. On the expense side, line item 238-Consulting increased by \$390.00 for CAMP consulting fees and line item 268-Landscaping was reduced by \$1,800.00 reflecting actual year-to-date disbursements. With the above adjustments, 2017 Total Projected Expenses declined by \$1,410.00 during the month. As a result, 2017 Projected Net Income increased by \$8,076.00 during the October reporting period. Discussing the Capital Reserves report, Mark mentioned that three projects budgeted for 2017 are not expected to come to fruition before year-end and are now projected to occur in 2018.

Mark notified the Board of potential Tax Deed Sales in early 2018 for past due property taxes on two CB South vacant lots that also have outstanding liens in place for delinquent Dues owed to the POA. If these Tax Deed Sales move forward in 2018, it will likely be very difficult to collect the outstanding dues owed.

A Motion was made by Pat to approve the October Financial Report and the Motion was seconded by Margaret. The Motion carried and the October Financial report was approved.

Approved 12/13/17

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

Continued Business

Committee Updates

- 1. Commercial Area Master Plan (CAMP)** – The next meeting is scheduled for Thursday, November 9th. The meeting will focus on review of the Special Area Regulations Draft. The Board will be in attendance as well. An Executive Summary was requested by the Board; Dom stated Chris will be prepared with such document. Dom participated in a conference call with Cathy Pagano prior to tonight's meeting. The County has brought in a separate consultant, Cascadia Designs, to look at the revision of the Special Area Regulations Draft and provide viable feedback and analysis prior to the presentations to the Board of County Commissioners. Dom and Chris Hawkins will be meeting with Marlene Crosby from Public Works and Cathy Pagano on Thursday afternoon prior to the CAMP Meeting to review the plan.
- 2. Trails, Amenities and Parks (TAP)** – Pat's updates from the October TAP meeting included current projects as well as the list of proposed 2018 TAP projects, along with cost estimates. Budget items include but are not limited to Red Mountain Park landscaping, continued development of the Huckeby Trail access, additional parking spots along Packer Way and the continued easement developments to connect the subdivision's public spaces. Dom is looking into the Brackenbury Park agreement between CB South and Metro District to see if they would like to vacate, opening up the land for subdivision use. Additional estimates continue to be solicited for a pavilion. Outstanding from this year's budget remains the negotiation with Cement Creek Condominium Association regarding clean-up of the Teocalli path ditch.
- 3. Executive Session** - The 2018 Manager's compensation request and contract were discussed and voted on during the closed session.
- 4. 2018 Budget Planning**
Mark presented the proposed financials for the 2018 Budget. Each year, the POA budget operates on a zero based budget system. Line item 267-Snow Removal is a new line item, as these costs have significantly increased, based on solicited proposals. The benefits of a Toolcat purchase were part of this discussion and the return on investment savings would be recognized after the third year of ownership. It was approved to include the purchase of a Toolcat in the budget which reduced the proposed snow removal expenses. Capital Reserves will remain as identified while results of the Reserve Study are pending.

The 2018 dues will increase by 2% for single family home to \$345.00. Vacant land dues will increase to \$172.50 and Commercial lots will decrease to \$690.00. These calculations were determined based on percentages from the single family home, base rate. A motion was made by Kevin to approve the dues adjustment for 2018 and the Motion was seconded by Margaret. The Motion carried.

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

After a comprehensive discussion, the Board's recommended adjustments were duly noted and changes will be updated and published for public comment on the website. The final 2018 Budget will be on the agenda for approval at the December Board Meeting.

5. Bob Goettge was present and provided a Silent Tracks progress update after last month's presentation. Bob shared that progress was being made with Gunnison Public Lands Initiative who is working on a proposal that will keep all the bike trails within the area as the Forest Service works to review the request to designate Granite Basin as a wilderness area. Hosting a public meeting for our residents is still something of interest and Bob will keep the Board up to date as things evolve.

Bob also shared news on the Sustainable Tourism and Outdoor Recreation Committee (STORC), which is a new coalition replacing the Gunnison Trails Commission. The Board agreed Crested Butte South should be represented as part of our strategic plan. Dom will reach out to the Board of County Commissioners regarding CB South's representation on the committee.

New Business

1. Notice of Fine and Hearing for Lot 8, Block 2, Filing #1
Dom presented the Notice of Fine and 2nd Violation Warning regarding the owner's violation of Covenant Section 7.01 Trailers capable of habitation are not allowed in subdivision. The Notice clearly states this is the final warning and they have fifteen days to rectify the violation or the fining process will commence. This violation has been ongoing for several years and has been unresolved by the owner. The Board determined that a final written warning should be served prior to fining.
2. Final Determination for Lot C25, Block 5, Filing #2
The Board approved the proposed letter as a final course of action to record the ruling of the outstanding storage and lot violations. The content states the use of the property was never approved historically, and it remains as unapproved for commercial property storage.

Manager's Reports

The Community Compliance Coordinator has been staying diligent in addressing violations from the Rules and Regulations Report. To date, Dom reported a 66% success rate with verbal communication to owners.

Logan Jones presented his proposal for consideration and approval to park his soft-sided, slide-in-pop up truck camper, not in a vehicle, on his improved lot. Logan was clear that current regulations do not allow such equipment to be free-standing but was requesting the Board to look at his request as a "case by case" consideration. Logan explained that his camper is on an improved lot and the soft-sided, collapsible construction of the camper makes it un-inhabitable when not installed on a vehicle. The Board responded that a 'case by case' decision is not their

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

preferred course of action as they want to be fair to all residents. It was further discussed that this line item within Covenant Section 7.01 Trailers capable of habitation are not allowed in subdivision is still valid since a collapsible slide-in, pop up camper is not capable of habitation. The Board's final decision was to change this single provision within the Covenant to "allowed" instead of "not allowed". A motion was made by Pat to approve the change and Kevin sectioned the Motion. By approval of the single provision change, the Oliveri/Jones request was also approved.

As a final action item to this discussion, the Board requested review of the published document listing allowed and not allowed items regarding habitation, Excerpt from Board of Directors Meeting, April 20, 2011. This document will be reworked for further clarification.

Identify December Meeting Agenda Items

1. Committee Updates
2. Approval of the 2018 Budget
3. Identify Reserve Contribution for 2017
4. Finalize Fee Schedule
5. Update on the purchase of a Toolcat
6. Memorandum for Cement Creek Condominium and Teocalli Ditch maintenance

Next Meeting – December 13, 2017 at 6 pm.

Unscheduled Property Owner Comment Opportunity Time – Bob Goettge and Logan Jones each presented to the Board earlier in the agenda.

Adjourn – 10:00 pm