
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 February 8, 2018

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: John Belkin

Kevin Van Horn called the meeting to order at 6:03pm.

Approval of Minutes

Kevin requested updates and/or corrections to the January minutes. Pat identified several line item additions. A Motion was made by Pat to approve the January minutes with noted updates. Margaret seconded and the Motion was unanimously approved.

Financial Report

In Mark's absence, an overview was provided by Dom of the Financial packet for the January 31, 2018 Financial Report. The Board reviewed all documents. Dom noted that the Teocalli Ditch/Pond Improvement was missing and should be carried over from 2017; the line item was added to Capital Expenditures on the Capital Reserves report. A Motion was made by Margaret to approve the January Financial Report and the Motion was seconded by Pat. The Motion carried and the January 2018 Financial Report was approved.

Continued Business

Committee Updates

1. **Commercial Area Master Plan (CAMP)** – Dom shared recent updates to the CAMP project. Cascadia Partners, hired by Gunnison County through funds provided by a DOLA grant, will be here the last week of February to kick off the project scope of work. Cascadia Partners is a design development firm providing an independent analysis of the updated Special Area Regulations (SAR) and Master Plan. This is an appropriate, due diligence step after the completion of the SAR rewrite by Alpine Planning Group. Pat asked about the Board's next steps and if those steps include final approval of the SAR revisions. Dom would like to target the March Board of Directors meeting for the Board's next SAR review. Prior to the March meeting, the Board requests a document in the form of an Executive Summary. The Summary should identify all high level changes as well as outline the final, outstanding components requiring the Board's analysis for final approval. Margaret inquired if there have been any discussions on affordable housing within the Commercial core. Dom stated the topic of affordable housing has not been a topic of discussion regarding the future development Block 6.

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A conference call between Adagio Partners and Dom took place to discuss the Public dedication area within the northern area of Block 6. Adagio Partners is willing to negotiate a maximum of 20,000 square feet, for the subdivision to develop a Public dedication area. In return, Adagio will be presenting documents for rezoning within the parcel as well as outlining the terms of this proposed land use change.

2. **Trails, Amenities and Parks (TAP)** – No January TAP meeting took place; the next meeting is scheduled for Wednesday, February 28th, 6pm. Agenda items will include discussion of the 2018 TAP projects, including the Teocalli pond restoration, an update on the Brackenbury lots for future park use, several proposed easements within the subdivision and review of bids received for a future pavilion.

New Business

Review Policy Draft and Application for Short Term Rental Properties

Dom presented the Policy Draft and application for Board's feedback and review. The Policy includes the State and Local tax requirements as well as FAQ's and outlines the Association's requirements, restrictions and standards.

John Belkin was present to offer his suggestions and experience with Short Term Rentals. He voiced concerns regarding the Board's authority to enact policy. Pat clarified these misperceptions; legal counsel has advised the Board of their authority limits. Restrictions for Short Term Rentals would require a covenant change and a majority ownership vote. The Policy includes an application form with a fee and will serve to provide the Association with necessary information to address owner inquires and enforce all governing rules, regulations and/or policies in order to maintain the safety and wellness of the Association's members. It is imperative for the POA to have knowledge of these rental properties. John offered his feedback to some of the document language; the Board agreed to review his recommendations with the Association's attorney.

Updates per tonight's discussion comments will be made; final policy review and possible approval will be on the March Board Meeting agenda.

Margaret excused herself from the meeting at the end of the Short Term Rental discussion.

Review Update to Permitted and Prohibited Items and Resolution Draft

As requested at the January Board Meeting, a restructured document was presented for review. The example was rewritten in the form of an amended Resolution for Resolution 18.00 Lot Appearance. A brief discussion ensued and it was agreed upon to continue the discussion at the March Board meeting, when a quorum is present.

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Discuss Action Plan for Covenant Rewrite

Dom has engaged legal counsel in order to initiate a project scope regarding the rewrite of the original, and still current, Covenants and Restrictions, dated August 20, 1970. The Board requests that we utilize best practices and sample templates from similar mountain communities and subdivision demographics. Similar to the CAMP project, an Advisory Group will be formed to represent ownership along with a Board of Directors lead.

Manager's Report

Dom shared that Bryce has taken a new job position, therefore resigning as the Community Compliance Coordinator. Dom will be sourcing a replacement. The Red Mountain Classic Pond Hockey Tournament was a huge success and had a great turnout. There was no update to the Rules and Regulation Report. Due to the volume of new construction project submittals, an additional Design Review Committee was added for Thursday, March 1st.

Identify March Meeting Agenda Items

1. Committee Updates
2. Final review and possible Adoption of a Short Term Rental Policy, Application and Fee
3. Special Area Regulations and Design standards review
4. Update on open position for Community Compliance Coordinator
5. Review draft of proposed Resolution regarding 18.00 Lot Appearance

Next Meeting – Wednesday, March 14th, 6pm

Unscheduled Property Owner Comment Opportunity Time – Ownership in attendance presented during specific Agenda Item topics.

Adjourn – 7:36 pm