
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 March 14, 2018

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Matt Barker, Dan Estey, Bob Goettge, John Hammond, Sara Hammond, Kley Hughes, Kevin Vierling

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

Approval of Minutes

Kevin requested updates and/or corrections to the February minutes. A minor update was requested and a Motion was made by Pat to approve the February minutes. The Motion was seconded by Kevin and the Motion was unanimously approved.

Financial Report

Mark presented the February 28, 2018 Financial Report. On the Budget – Projected to Actual report, 2018 Projected Income increased by \$5,697.50 for the period primarily due to an increase of \$5,500 for Application Fees due to new construction projects. Additional incremental adjustments were made to Commercial Signs (\$50), Bus Service Donations (\$110) and Nordic Donations (\$37.50), reflecting actual amounts received year-to-date. Projected Expenses for 2018 were adjusted higher by \$2,178.46 during the period. A majority of the increase was due to an additional \$2,000 projected for Newspaper Notices & Advertising resulting from notices for the Commercial Area Master Plan meetings, Short-Term Rental meeting, employment advertising and Legal notices. As a result of these adjustments, 2018 Projected Net Income increased by \$3,519.04 for the period.

There was no activity to report for Capital Reserves for the month of February 2018. Dues received year-to-date as of February month-end for the 2018 billing period were \$221,833 leaving \$55,369 outstanding. Statement fees and interest charges will be included on all statements issued in March.

Mark also discussed the Aspen Reserve Specialties (ARS) reserve study draft and he requested that Board members review the full document at their convenience. It was noted that the report stated that association reserves are 59% funded. A discussion followed regarding budgeted 2018 Capital Reserve expenditure items including the repair and/or replacement of ranch fencing and tennis court resurfacing. Mark and Dom both agreed that a number of the projected costs for items outlined in the reserve study exceed expected costs associated with future projects. A conference call will be scheduled to discuss, and potentially adjust, ARS projected costs in order to provide a more realistic cost schedule for future Capital Reserves budgeting. Lastly, Mark

Approved 4/11/18

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proposed adding funds to Capital Reserves on a quarterly basis consistent with depreciation expense incurred during the period. This will help to increase Capital Reserves funding and bring the association into a more fully funded position over time. Mark suggested this could be implemented starting in the first quarter of 2018. The Board was in agreement.

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

Continued Business

Committee Updates

- 1. Trails, Amenities and Parks (TAP)** – Pat gave a recap of the February 28th meeting. One item of discussion was to propose resurfacing the basketball court along with the tennis courts, as well as the possibility for creating a multi-sport court. Currently, the 2018 budget only includes resurfacing of the tennis courts. The Board would like to know if there would be labor cost savings if the scope of work is expanded and requested Dom to obtain cost estimates on the resurfacing and expansion of the basketball court. Dom has solicited a bid for the tennis court work but will expand the scope of work and report back to the TAP committee and Board. This year's pedestrian easement project will be Cement Creek Road to Haverly Street access since negotiations are further along with ownership. Pat summarized the following projects: Red Mountain Park roadwork and landscaping is planned for this summer and the Huckleby boardwalk and signage station will be completed when labor resources are available. Dom is soliciting a concrete bid for the potential pavilion and the Committee will be looking to source community grant options as key funding options. The next TAP meeting is scheduled for March 27th. Pat is planning to attend the Metro District's Board meeting to inquire about the possibility of a future Brackenbury Park development and Metro's interest in vacating the current easement agreement.
- 2. Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review** – The March 22nd meeting will give the community an opportunity to comment on the SAR Draft. The focus of the meeting discussion will concentrate on building heights, parking, land use and the design charrette process. Dom shared we are currently waiting on the Cascadia Partners' deliverables which will include a strategic plan map and a list of recommended changes. Pat inquired about the land use changes and if they will be consistent throughout the entire Village Center. Due to the current plat design of Pioneer Plaza, they will be able to adhere to the currently written LUR or to change to the proposed requirements. Adagio Properties will be required to go through the design charrette process. Square footage of commercial to residential percentage continues to be a point of confusion however, determining finite numbers are not possible prior to actual building design submittals by Pioneer Plaza ownership and/or the design charrette process of Adagio Properties.

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The conversation switched to building heights and a diagram was shared of the existing Gunnison County requirements. The SAR is using these established requirements for the Village Center building heights; Dom described the measuring change from the current metrics to the proposed. The Board would like to include a “not to exceed”, maximum building height in the SAR. Mark inquired about parking criteria and asked if the proposed numbers are ample. Dom clarified the increased commercial parking is based on actual criteria of existing restaurant establishments. It was also noted that head-in and parallel parking are both being looked into and Margaret was engaged to help develop a parking study once we receive the Cascadia Partners’ report.

Review and possible Adoption of Proposed Short Term Rental Policy

Several members of the community were in attendance to provide feedback on the proposed policy. The Board’s comments were recorded and the meeting was opened up for public comment. Clarifications were discussed regarding state and local regulations. The State of Colorado does not have any specific requirements. Gunnison County’s requirements have been noted within the proposal - they do not consider Short Term Rentals a commercial business entity. Kevin shared the Board and POA are operating on recommendations from Gunnison County and Legal Council’s review of the existing Covenants. No policy may be established to prohibit Short Term Rentals unless approved by two-thirds majority vote. Pat noted the proposal is being developed to provide the POA with necessary information to address owner inquires, enforce governing rules, regulations and/or policies in order to maintain the safety and wellness of the membership and build accountability.

Additional public comments included: a discussion about the application fee amount; removal of code specific language and requiring the designated responsible party be someone living within Gunnison County. All suggestions were taken into consideration by the Board and will be included in the revised policy language. Also discussed was the relevance of the affidavit, asking applicants to share the number of rental nights (from the previous calendar year). The Board explained that any information we may gather through these documents will provide insight for the future. Current Short Term Rental owners in attendance agreed that all leases should include the Association’s rules and regulations as well as identify a local, designated responsibly party. It was also clarified that the POA is not responsible to report anything to the state or county however, a yearly, signed affidavit will state that lessors are in compliance.

After the public comment session was complete, Kevin requested the Board’s thoughts on postponing the approval until next month. The Board was in agreement with several of the suggested changes. The documents will be revised and issued to legal council for final review prior to the Board’s approval.

Manager’s Report

1. The Board was presented with a request from owners of Lot 33, Block 5 to relocate their existing fence in order to widen the current pedestrian path and to keep users from abusing it. The Board agreed to the following Easement Agreement offer: a fixed monetary amount for the

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owner to relocate the fence, to be completed within one year of the signed Easement agreement and owner landscaping with plantings from the CBS POA nursery. It was noted the owner previously declined to participate in the original easement offer.

2. A brief discussion took place regarding the current opening for the Community Covenant Coordinator as the kick off of spring clean-up has arrived. Dom has continued to work on the Covenant Enforcement database; a rise in parking violations has been a recent issue.

3. Dom shared recent discussions regarding the Land Contribution Agreement negotiations. The POA is requesting a shared 20 feet easement from both Adagio Properties and Pioneer Plaza along with the public dedication area within Block 6. We are developing a summary sheet to distribute at the March 22nd CAMP Advisory Group Meeting that will be shared with the public.

Identify April Meeting Agenda Items

1. Committee Updates
2. Review and Adoption of revised Short Term Rental Policy, Application and Affidavit
3. Review Cost estimate for Tennis and Basketball court improvements
4. Continue discussion of SAR rewrite and building height requirements
5. Provide update on fence relocation request for Lot 33, Block 5
6. Continue discussion for amending Lot Appearance Resolution

Next Meeting – Wednesday, April 11th, 6pm

Unscheduled Property Owner Comment Opportunity Time

Membership in attendance for the Short Term Rental Policy discussion took place during the designated agenda time.

Bob Goettge was in attendance to provide the Board with continued updates on the proposed Cement Creek wilderness areas and the Forest Service's review for adoption. Bob shared the map of the possible areas under evaluation. A Public comment opportunity will be opening in April.

Adjourn – 8:47 pm