
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 April 11, 2018

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Scott McKenrick, Renee Newton

Kevin Van Horn called the meeting to order at 6:04pm.

Approval of Minutes

Kevin requested updates and/or corrections to the March minutes. Corrections were identified by both Pat and Mark. A Motion was made by Mark to approve the March minutes as amended; Pat seconded the Motion and the Motion was unanimously approved.

Financial Report

Mark presented the March 31, 2018 Financial Report. On the Budget – Projected to Actual report, 2018 Projected Income was adjusted upward by \$4,680.00 primarily due to a \$5,000.00 increase in projected Application Fees as a result of year-to-date receipts. Projected Income from Dues was adjusted lower by \$345.00 to reflect one accessory dwelling unit that was billed but has not received a Certificate of Occupancy to date. Projected Expenses were adjusted higher by \$292.46 during the month reflecting increases in projected expenses for Nordic supplies (\$35.18) and Zamboni operation and maintenance (\$257.28). As a result of these adjustments, 2018 Projected Net Income was increased by \$4,387.54 to \$9,375.76 as of March 31, 2018.

On the Budget – Projected to Actual Capital Reserves report, Mark brought to the Board's attention the added line item for Depreciation Contributions. Capital Reserve contributions equal to depreciation expense will be made to the Capital Reserves Money Market account on a quarterly basis. The first quarter 2018 contribution was \$7937.10 and the 2018 total contribution is projected to be \$31,748. The A/R Dues Aging Summary report as of March 31, 2018 had \$25,223.03 remaining in outstanding dues for 2018. Dues collections in the current year are running ahead of 2017 at the end of the first quarter.

The Board requested a date be included on the Performance Deposit Account – Summary of Outstanding Accounts when an extension has been given. Dom noted that six month extensions are typically granted.

A Motion was made by Pat to approve the March Financial Report and the Motion was seconded by Margaret. The Motion carried and the March 31st Financial Report was approved.

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Continued Business

Review and Possible Adoption of the Proposed Short Term Rental Policy

The updated Short Term Rental Policy, Application and Affidavit were presented for final review and approval. All changes have been reviewed by Legal Counsel and Dom recapped the Attorney's feedback. After a brief dialogue of the pros and cons for tracking the number of rental days within the prior year, it was agreed this information would provide insights and value regarding a possible covenant change in the future. A few minor refinements were made to the policy and the Application fee was adjusted to \$100 for the two year application. Kevin made a Motion to approve, Margaret moved to approve with the noted changes and Mark seconded the Motion. The Short Term Rental Policy was adopted as of April 11, 2018.

Committee Updates

1. **Trails, Amenities and Parks (TAP)** – Pat and Dom outlined the costs gathered to resurface the tennis court as well as for an expansion of the budgeted scope of work. Resurfacing for the tennis court alone is \$12,475; resurfacing the existing basketball half-court is \$11,063 and expansion to a full size court would be approximately \$9,000 more. Since there does not appear to be a significant labor savings, the Board agrees to continue with the budgeted tennis court work only but would like to research the idea of a multi-use court application for next year's budget instead of resurfacing the existing basketball half-court. It was also suggested to poll members as to what they would like to see and use most.

Pat spoke with Ronnie at the Metro District about the opportunity to take back the Brackenbury Park property. Ronnie explained that the District is currently analyzing their water needs due to the continued growth of the subdivision and the future of the Village Center development. The Metro District is looking at those lots for potential water retention. Pat stated that the TAP will revisit the topic with Metro next year. Ronnie included Pat on the next Metro Board Meeting Agenda on April 25th, to discuss the CAMP project.

The next topic focused on the proposed Red Mountain Park pavilion. The cost estimates to date include \$239,000 for steel, \$131,000 for concrete and approximately \$45,000 for labor totaling \$415,000. It was noted that these costs are not all inclusive of all work and we would need to address ongoing maintenance costs as well. Dom suggested developing a business plan to identify the potential revenue to be generated. Based on the estimates gathered to date, Pat walked the Board through the scenario of grant planning and the funding matches that would be the responsibility of the Association. If we are interested in pursuing a grant opportunity, Brett suggested writing a letter of inquiry to obtain feedback on eligibility. The TAP committee deliberated on whether there is a strong community need and/or want at this time. The Board had a comprehensive exchange on whether to continue pursuing development of the pavilion now or postponing further action. The Board was in agreement to revisit the project after the Village Center gets underway; in the meantime, TAP will focus on developing a comprehensive Red Mountain Park Master Plan.

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- 2. Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review –** Kevin kicked off the discussion with a recap of the March 22nd meeting. The meeting was well attended with members from the community joining the Advisory Group and the Block 6 Owners. At the time of the meeting, the feedback from Cascadia Partners was still outstanding but Dom shared that Cascadia Partners has since provided their deliverables and Alex Joyce will be in attendance at the May 9th BOD meeting as well as the May 10th CAMP meeting to present recommendations. The discussion focused on how we might be able to obtain a clearer vision on critical components and factors, without having finite information in front of us at this time. Dom agreed that it is very difficult to make unsubstantiated assumptions but has attempted to develop a comparison document based on broad generalities. Ultimately, it is a guesstimate and remains difficult to estimate impacts of future developments that may or may not be built; we are tasked to providing the guidelines only and not involved in development of the property. Also discussed was a continued conversation on the benefits of performing a traffic study, with the information known at this time, and debating if it would generate insightful information. Dom believes we know as much as we are going to know, where the current impacts lie and where we need to obtain access, such as the Cement Creek Road easement. Impacts to the Metro District were also discussed specific to water usage and road development. Collaborating with Metro District to create a development plan was suggested in order to provide a high level view and understanding of roads, easements, parking and the strategic circulation of the Village Center.

Dom recapped a tentative schedule for finalizing the SAR approval. The dates include Cascadia Partners presentation at the Board of Directors Meeting on May 9th and at the CAMP Advisory Group Meeting on May 10th. A June 7th work session will be held and include both the CAMP Advisory Group and the Design Review Committee, which will lead to a Final SAR Approval by the CAMP Advisory Group on June 14th with possibly a July 11th Board of Directors adoption. Once approvals are completed by the required Association entities, the document will be given to Board of County Commissioners to approve and recommend whether it requires Planning Commission review. The Board asked to schedule a Special Board Meeting for purposes of reviewing the SAR executive summary, after the CAMP and DRC work session and prior to the July 11th approval meeting. Dom will schedule a date in June.

New Business:

Cluster Declaration Consideration for Lots 15 and 16 on Block 2, Filing #1

The Board reviewed the proposal and voted to approve the request. The vote was unanimous in favor of the approval. Dom shared that the owner has generously offered to finance the ditch clean up in front of Lots 15 and 16. Regarding the outstanding request to get the Teocalli Ditch and Pond into compliance, Dom is continuing discussions with legal counsel to identify the terms and maintenance responsibilities, as identified in a Lease Agreement with the County.

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Consideration and Possible Adoption of a Resolution to allow Roof Slopes of less than 7:12 for 51% of the allowable pitch

The Design Review Committee (DRC) has approved this design change, and with the Board's approval, would like to eliminate the requirement that 51% of the roof area must be 7:12 or greater (see Residential Design Guidelines, Section 4.2, Roof Shape and Slope). The DRC has seen an increase in variances requesting to lessen the roof slope. Upon recommendation of the DRC, the Board was in agreement and unanimously voted to strike language from the current guidelines.

Manager's Report

1. Jon Hubbard has been hired for the open maintenance position as of April 10th. Dom is still interviewing for part-time seasonal maintenance staff.
2. The Community Compliance Coordinator position remains open. Dom mentioned that the maintenance position should be able to assist with this role, during the slower, shoulder seasons. The Board agreed it would prefer to hire someone dedicated to the position with the maintenance position participating as part of the compliance team. Current compliance tasks should focus on yard clean up and residences that have stored piles of non-compliant items in yards throughout the winter.

Identify May Meeting Agenda Items

1. Committee Updates
2. Update on Teocalli Pond negotiations
3. Discuss format for Lot Appearance Resolution update
4. Cascadia Partners presentation
5. Red Mountain Park Road reclamation project
6. Update on Community Compliance Coordinator position

Next Meeting – Wednesday, May 9th, 6pm

Unscheduled Property Owner Comment Opportunity Time –

Membership attending was for the Short Term Rental agenda item. The Board provided a recap of the earlier discussion and shared a copy of the policy, with Board approved updates.

Adjourn – 8:18 pm