
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 May 9, 2018

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Ronnie Benson, Kathy Hecker

Kevin Van Horn called the meeting to order at 6:00 pm.

Approval of Minutes

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

Financial Report

In Mark's absence, Dom presented the April 30, 2018 Financial Report. On the Budget – Projected to Actual report, 2018 Projected Income was adjusted upward by \$4000.00 primarily due to an increase in projected Application Fees as a result of year-to-date receipts. Projected Expenses were adjusted higher by \$6,067.86 during the month reflecting increases in projected expenses for Cleaning expenses (\$500.00) and Consulting expenses (\$5556.00). As a result of these adjustments, 2018 Projected Net Income decreased by \$2,067.86 to \$7,307.90 as of April 30, 2018.

On the Budget – Projected to Actual Capital Reserves report, Dom identified the Actual costs for the Tennis court resurface will be \$12, 475.00 which is slightly higher than the budgeted amount of \$11,000.00. The A/R Dues Aging Summary report as of April 30, 2018 was reduced to \$18,372.09. Outstanding dues of \$2030.15 were paid in full as a result of a recent property sale.

The CB South POA expenses for the Alpenglow concert are estimated at \$2000.00. The Center for the Arts will also be contributing to cost of hosting the event in the subdivision.

A Motion was made by Brett to approve the April Financial Report and the Motion was seconded by Pat. The Motion carried and the April 30th Financial Report was approved.

Continued Business

Committee Updates

1. **Trails, Amenities and Parks (TAP)** – April's meeting was cancelled and a May meeting has not been scheduled to date. Bids for the tennis court resurfacing have been received and work has been approved for August. The basketball court resurfacing will be part of the 2019 budget. Pat presented the work to be completed within Red Mountain park which includes additional

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

parking along Packer Way and closure of the access drive between the playground and the rinks during the summer months. This will eliminate the use as an access road to the bus stop and increase safety within the playground area; work is scheduled to begin in July.

There are no updates to report regarding proposed road easements. Dom continues to work with the owners on the proposed pedestrian easement and has received verbal agreements from two of the owners. The discussion concluded with a Board request to estimate the costs to purchase enough land from these owners that would enable future road development. Brett asked about the opportunity for an easement on Lots C7 and 8, Block 4. Ronnie shared that he has initiated talks for the possibility of a utility easement.

Dom shared he has a contractor available to complete the Huckeby access trail work. Signage is awaiting Land Trust approval.

- 2. Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review** – Dom had a conference call with the Pioneer Plaza owner representatives earlier in the day. The next CAMP meeting is scheduled for Wednesday, May 23rd with Cascadia Partners. They will present their recommendations. Dom would like to discuss and review the final SAR addendum at the June 13th Board of Directors meeting. The Board requested to schedule a SAR work session, separate from the regular Board of Directors meeting, and prior to the Board's final review on July 11th. A tentative date for the Special Meeting is Wednesday, June 27th. A request will be issued to confirm the date.

As the subdivision grows, multi-family buildings have been trending higher than in the past. The Metro District's recent analysis of subdivision occupancy identified that they would be able to support the maximum community buildout (previously estimated at 4000 people). Ronnie provided some explanation regarding how water is sourced and that water rights continue to be a predominant issue as we expand.

Dom presented a first draft of the CAMP Executive Summary for review and comment by the Board. The Board was pleased with the format; Dom will continue to develop the document.

New Business:

Update and Discussion on the Teocalli Ditch MOU and Scope of Work

Kathy Hecker was in attendance to discuss the absence of maintenance and current condition of the pond. She has attempted to contact the appropriate parties to voice her concerns but has been unsuccessful in reaching anyone. Kathy has also contacted Gunnison County directly regarding her concerns. Dom shared the Memorandum of Understanding issued by the POA as well as a counter Memorandum drafted by the Cement Creek Condominiums Association. Dom also noted he has emailed both Chris Ward and Charlie Zeiter. The owner of the adjacent property has already agreed to invest in improvements to the ditch area along his property. Dom also has had

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

conversations with the County's attorney regarding the ongoing issue and lack of compliance to the existing agreement between Cement Creek Condominiums and Gunnison County. He will reach out to the County for follow up.

Review and Discussion on Lot Appearance Policy and Resolution

Dom requested to remove this agenda item. After further review, protocol does not exist regarding changes to adopted covenant language. The proper steps need to be taken and will be addressed through the future covenant rewrite. Sue Wallace is our new Community Compliance Coordinator and she will continue to monitor violations for Lot Appearance as part of her formal responsibilities. The Board reviewed the latest Rules and Regulations Report and requested that issues requiring Board feedback be flagged on the report for easy identification.

Manager's Report

Dom invited Ronnie to join in the during the Manager's Report discussion.

1. Dom and Ronnie shared a discussion regarding the use of speed radar devices within the subdivision. The Metro District has been looking into the purchase of a device and is looking at the availability of a grant to help fund the purchase. The 2018 POA budget identified \$1700.00 for the purchase of a similar device. Dom presented the idea of pooling together monetary resources for purchase of a shared speed radar with the capability to collect data. The Board was in favor of collaborating with Metro and agreed having the ability to obtain analytics from the collected data would be beneficial. Dom and Ronnie also plan to tour the subdivision assessing current speed limits and identifying areas that are in need of additional traffic signage.

2. Kevin inquired on the Metro District's plans for road paving this season. Ronnie shared the district is focusing on repaving the roads in need of repair and maintenance. When asked about the application of magnesium chloride on roads, Ronnie confirmed roads will receive treatment. Also discussed was the development of Brackenbury Park. Ronnie was agreeable to making improvements to the park with the understanding that the long-term water needs of the Metro District may require to covert it back at some point in the future.

Prior to the meeting, Bob Goettge provided a handout for distribution to the Board regarding updates on the GMUG Forest Plan and Cement Mountain Wilderness Area proposal. Bob will continue to keep the Board up to date.

Identify June Meeting Agenda Items

1. Committee Updates
2. Continue discussion of Village Center road easement proposal
3. Review updates to the CAMP Executive Summary
4. Update on Teocalli Pond and County response
5. Update on purchase of a Speed Radar device

Next Meeting – Wednesday, June 13th, 6pm

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

Unscheduled Property Owner Comment Opportunity Time – Membership in attendance for the Teocalli Pond discussion addressed their concerns during the designated Agenda time slot.

Adjourn – 8:33pm