
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 July 11, 2018

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Pat Del Tredici

Kevin Van Horn called the meeting to order at 6:08 pm.

Approval of Minutes

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

Financial Report

In Mark's absence, Dom presented the June 30, 2018 Financial Report. Dom reported the audit has been completed and received Mark's sign off on the document. The Board responded they were comfortable with the document as a result of Mark's review and approval.

Capital Reserves expenditures remain the same, as we are awaiting the start of some projects over the next few weeks such as the tennis court resurfacing, slated to begin in August. There was nothing noted on the Projected to Actual report for the month. Kevin asked about the Teocalli Ditch/Pond Improvement project, included in the 2018 Capital Expenditures report. Dom shared that a meeting is scheduled for July 18th with representatives from Gunnison County, the attorney and public works director, along with current ownership to further clarify responsibility moving forward. The topic will be discussed later in the meeting during the Trails, Amenities and Parks report.

Dom reviewed the A/R Dues Aging Summary and reported that all liens have been reissued and that only \$6000.00 remain in outstanding current year dues. The Performance Deposit Account Summary is a work in progress with ongoing date updates. Dom provided responses to the specific entries inquired by the Board.

As a result of the recent audit, Dom presented the idea to allocate a portion of the Commercial area application fees to a separate commercial fund. This fund would help support future capital projects within the Village Center. The Board was in favor of the idea.

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

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Continued Business

Committee Updates

1. **Trails, Amenities and Parks (TAP)** – Discussion continued regarding the Teocalli Pond improvement project. Dom explained that the governing document placing ownership on the condominium association is very old and the subject of who is responsible for the ongoing maintenance is based on antiquated language. Since ownership has changed over time, it was agreed upon that all parties need to come together to sort responsibility and develop a current agreement; this will be the main focus of the July 18th meeting.

Pat continued the TAP committed report. The June 28th TAP meeting was cancelled due to limited attendance. Pat inquired about the status of looking into the property purchase for the Cement Creek Road access. The Board discussed what can be done to be able to move forward on the logistics of purchasing the property. Dom noted the P.O.A. has initiated a request in obtaining information regarding a land loan. Dom will provide the Board with the preliminary loan information. It was suggested to develop an agreement/offer sheet for review by Mark that would be able to be presented to the owner of Lot C17, Block 4 to secure a 60-day extension, allowing the P.O.A. some additional time to complete the due diligence. Pat shared the contractor costs for the Huckleby Parcel trail installation were not part of the original project costs. Therefore, P.O.A. maintenance staff and volunteers will complete the installation. The Red Mountain Park reclamation project will be a collaboration between the P.O.A. and the Metro District. The project will be completed in phases with Phase 1 starting next week with the creation of a berm and some additional parking.

2. **Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review** – Kevin inquired about reaction to the final decisions on suspending the approval until a covenant amendment is voted on by membership. Dom has informed the Advisory Group of the Board's decisions. Several of the key stakeholders have provided feedback to Dom. Gunnison County Planning Commission has questioned the last group of revisions which includes removal of Cascadia Partners building height recommendations. It was noted that all commercial design development is following the approved 2008 Special Area Regulations and guidelines.

New Business:

Covenant Amendment Planning

The Board discussed the formation of a Governance Committee for the slated covenant update, as identified in the Strategic Plan document. Dom shared there has been some recent volunteer interest in the committee and suggested that board member representation be included. A request was made for the Board to approve the formation of a Governance Committee and was unanimously approved. They suggested to begin gathering examples of best practices and templates from similar sized associations as well as involving legal counsel. It was discussed that

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the committee should be made up of representatives with diverse backgrounds and experiences. All interested volunteers will be requested to submit a short biography to include a statement of interest along with a brief professional history.

Dom distributed the proposed ballot for Covenants 24.03 and 24.04 which will be included with the Annual Meeting mailing. A discussion ensued regarding the inclusion of more than one covenant vote at this time. The Board agreed to focus on Covenant 24.03, regarding the change from two stories to three within Block 6 and address the Covenant 24.04 within the covenant update. Discussion continued on how to best define the proposed changes for Covenant 24.03; a detailed explanation along with a few graphics will be included on the ballot. In addition to the ballot, public meetings will be held to provide additional information and background.

Manager's Report

Dom shared that USPS will be installing additional parcel lockers which will help with the overflow parcel storage; no timeframe has been identified. The P.O.A. received an inquiry for an auto related business operation within the new commercial building on Lot C5. It was determined that the primary business function does not meet current land use requirements within the Special Area Regulations, Section 5: Permitted and Prohibited Land Uses (5.1 Permitted Uses, A.3 – Auto-Related Uses) due to the primary function is for auto repair and is not an incidental service to a retail store. Also identified was that the business does not meet the required square footage nor is it compatible within the community character. Lastly, Dom provided a quick update on the activity within the most recent Covenant Enforcement report.

Identify August Meeting Agenda Items

1. Financial Report
2. Committee Reports
3. Presentation regarding Covenant Amendment for 24.03 and Ballot vote
4. Election results

Next Meeting – Annual Meeting, Sunday, August 5, 2018, 4pm.

Unscheduled Property Owner Comment Opportunity Time – Pat Del Tredici inquired about the status of lot appearance compliance. Dom shared that the Community Compliance Coordinator is working in the field to address properties with violations. The Board suggested any properties identified within the subdivision may be shared with the coordinator.

Adjourn – 8:15 pm.