
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 December 12, 2018

Board Members Attending: Matt Feier, Brett Henderson, Margaret Loperfido, Matt McCombs, David Neben

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Beth Appleton, Clark Atkinson, Dave Stangl, Ben White

Dom called the meeting to order at 6:03 pm due to the late arrival of Matt Feier at 6:30 pm.

Approval of Minutes

Updates and/or corrections to the November minutes were requested; none were identified. Brett motioned to approve the November 14, 2018 minutes; Matt McCombs seconded the Motion and the Motion carried.

Financial Report

Brett reviewed the prepared Financial Report for the period ending November 30, 2018. Total Income was \$390,805 and Total Expenses were \$299,263 resulting in Net Income of \$91,542.

On the Projected to Actual report, several of the income line items were adjusted to reflect amounts received or anticipated to be received throughout the remainder of the calendar year. As a result of these adjustments, the total income projected for 2018 is now \$394,172, and increase of 7,702. On the expense side, several of the expense line items were adjusted to reflect actual figures, reducing the 2018 total projected expenses by \$8,402 to \$323,062. As a result, Total Net Income is projected to be approximately \$71,000 at year-end, an increase of approximately \$16,000.

Capital Reserve Expenditures were budgeted at \$28,000 for 2018. The tennis court resurfacing cost 13% more than budgeted, the Teocalli Ditch/Pond Improvement did not come to fruition in 2018, only one access easement was executed, and the Perimeter Fence was unable to be completed due to an early winter weather. Overall, a \$32,391 increase in capital reserves is projected for year-end. Of this \$32,000, \$25,000 will come from funds transferred from operating to reserve prior to the end of the calendar year, as budgeted. The collection of Dues took a leap this month as the number of delinquent accounts went down and the total outstanding balances went from \$10,990 to \$8,324. Comparatively, last year at this time there were 16 delinquent accounts with total outstanding balances of \$9,035.

Brett presented suggestions for reallocation of funds due to higher than anticipated net income from Application Fees and Property Transfer Fees. The projected funds are estimated to be \$71,000 in net operating cash by 12/31/18. These funds joined with the amounts received in January for Dues payments will place our accounts above the amounts insured by the FDIC. The Board discussed several options that include a larger contribution to the Capital Reserves, paying down the P.O.A. mortgage, opening additional Certificate of Deposits and/or another Checking

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account. Everyone agreed to make a larger contribution to the Capital Reserves. Dom asked for a vote on the 2018 Capital Reserve Fund contribution. Margaret made a Motion to make a contribution of \$29,000; Matt McCombs seconded the Motion. The Motion carried. Dom will provide the Board with recommendations for remainder of the funds. He will recap in an email for the Board to make a final decision.

Matt McCombs motioned to approve the November Financial Report as presented and Margaret seconded the Motion; the Motion carried.

Continued Business

Scheduled Property Owner Comment Opportunity Time – No members were in attendance.

Trails, Amenities and Parks (TAP) Committee – Dom noted that Sue Wallace will be the point person for grant writing and has expanded roles to help with the TAP committee. The Committee will be working to redo the Red Mountain Park Master Plan in 2019. There is also interest to create a sunset viewing area at the at end of Teocalli Road near the entrance to Spann Ranch.

Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review

Dom provided an update on recent conversations between our Attorney and Public Works. The Public Works Department is not in agreement with the SAR proposal of on-street parking within Blocks 4, 5 or 6 due to snow storage impacts. In addition, they are requesting the minimum public right-of-way to be 60 feet vs. the SAR proposal of a 40 feet width. Several suggestions were made such as creating one-way traffic and the possibility of on-street parking during non-snow months. The Board would like to arrange a meeting with Public Works and the Planning Commission to review the items under review by the County and collaborate on a resolution prior to final SAR approval. They would like to hear from the County if and how Crested Butte South connects with County's long-term vision and Master Plan. Dom will reach out to the County to coordinate the meeting.

Beth shared that she has been in communication with Chris Hawkins regarding the SAR's final updates. Chris' edits should be completed by week's end. Beth will make the final legal updates so all details and language are coordinated. The Board discussed their next steps and a realistic date to approve the final SAR document. Beth and Dom have discussed the need to rename this document so that it provides an accurate representation as the Commercial Area Design Standards. The name, Special Area Regulations, is misguided. The Board agreed to rename the document to the Commercial Area Master Plan Design Guidelines and Regulations, maintaining the CAMP acronym and following in the same direction as the residential building guidelines with the Residential Design Guidelines document.

The following sequence was identified as final steps prior to a Board vote:

1. A Final Document will be provided to the Board by the end of December, incorporating the last edits from the Advisory Group and Legal Counsel.
2. The Board will attend a final work session on Wednesday, January 9th.

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3. The Board will meet with County Officials within the next 30 days. Any approved change requests as a result of the meeting will be incorporated into the document.
4. Following the County's discussion/edits, the document will be posted on the website for membership's review.
5. The vote to adopt the CAMP Design Guidelines and Regulations will be scheduled for the February 13, 2019 Board of Directors Meeting.

New Business

Consideration of Minor Subdivision of a Lot on Block 6

Clark Atkinson of Adagio Properties was in attendance to present the Minor Subdivision of a Lot on Block 6. He and the potential buyer are seeking the Board's support in the form of an approval letter to present to the Planning Commission. Buyer, Dr. Dave Stangl presented the project vision and use of the proposed building, dental practice and tenant spaces. He encouraged the Board to review the proposed plans and is happy to answer any questions regarding their project

The Board had previously identified a list of questions and concerns during the initial review at the October Board meeting. Clark provided answers to each of these questions through his presentation which included a conceptual plat as it relates to the proposed lot of 19,200 sq. feet (~0.4 acres). The concept plan identified curb cuts for driveways along the Main Street which Clark pointed out that no more than two curb cuts will be along the north easement of Block 6. Two pocket parks (30 feet by 30 feet) were identified at each end of Main Street. There is an opportunity for the size of the parks to be larger but it would require a land purchase by the P.O.A.; it would not be considered a land gift. The sidewalk widths were designed based on the amended SAR document (10 feet on Main Street and 8 feet in other areas). Service and delivery have been designed in the rear of the building, off the street. All the required parking has been allocated within the parking lot; no on street parking is required. The required snow storage has also been identified on the lot. The building structure makes up 30% of the lot with the remaining 70% being utilized for parking and snow storage therefore, Clark is requesting the Board's consideration of a variance to approve the larger size lot.

He assured the Board that all other aspects of the minor subdivision are in compliance with the current Covenants and Restrictions as well as the 2008 Special Area Regulation document, with the exception of the 19,200 sq. ft. lot size; current SAR has a maximum lot size of 15,000 sq. ft. The amended SAR, if approved would address this issue therefore Clark asked of the Board to approve the larger size lot based on tonight's discussion.

In closing, Clark identified that creating a long-term development plan of Block 6 is not his intent. To plat the entire parcel at this time would limit flexibility of land use and no one has the vision on what the demand will be in the future.

A Motion was made by David to approve the minor subdivision based on the variance process approval or the option of awaiting the approval of the new SAR by the County. It was decided to pursue the variance process in the interest of time. The discussion continued as concerns were

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voiced regarding the long-term vision and goals of the Main Street development and future development agreements with the Pioneer Plaza and Block 6 Ownership. We want to be certain to accomplish these goals which will require agreements with both Pioneer Plaza and Block 6. Decisions made today are tied to the long-term future decisions and future of the Village Center.

At 8:40 pm, an Executive Session was requested by Legal Counsel. The public in attendance left the room during the discussion. At 9:05pm, Matt Feier called the Executive Session to a close and the regular meeting reconvened. The parties involved had left prior to the end of the Executive Session. Dom will send a letter to Adagio on the Board's Motion.

Matt McCombs motioned to conditionally Approve the Minor Lot Subdivision within Block 6 based on the variance process approval and with an expressed understanding the Board requests a comprehensive development plan for any future minor subdivision requests within Block 6. Margaret seconded the Motion and the Motion was unanimously approved.

The remainder of the agenda items were postponed until the January Board of Directors Meeting.

Next Meeting – Wednesday, January 16, 2018, 6pm

Adjourn – 9:25pm