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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

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## Board Meeting Minutes April 24, 2019

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

Staff Attending: Dom Eymere, Benita Bellamy, Sue Wallace

Public in Attendance: None

Matt Feier called the meeting to order at 6:02pm.

### Approval of Minutes

Updates and/or corrections to the March Meeting minutes were requested; none were identified. Margaret motioned to approve the March 13, 2019 minutes as written; David seconded the Motion and the Motion carried.

### Financial Report

Brett presented the March Financial Report. For the period ending March 31, 2019, Total Income was \$319,394 and Total Expenses were \$100,345 resulting in Net Income of \$219,049. Dues collection as of March 31st remains strong and as of the end of the month there are \$35,000 in outstanding dues. On April 5th, in accordance with our Collection Policy, First Delinquency Notices were delivered by mail and also by email, when an email address was on file, to all accounts with outstanding dues balances. Accounts that were previously set up on payment plans or ones that already have liens filed on them were not included.

Total Liabilities were \$169,168, consisting of \$147,170 in Current Liabilities, a majority of which are Refundable Deposits. The balance of Total Liabilities consists of \$21,998 of Long-Term Liabilities which is the remaining balance of the mortgage on the P.O.A. building.

We received invoices from Traveler's Insurance, our carrier for workers compensation insurance, that new audits were performed for the policy periods 12/2016 – 12/2017 and 12/2017 – 12/2018 which resulted in additional premiums due. Calls to Traveler's did not result in any clarity regarding the new premiums due which totaled \$1,707. We are scheduled to receive a new invoice in November of this year with an additional ~\$2,600 invoice and therefore the projected figure was adjusted to \$4,350. Staff will gather workers compensation insurance quotes when the other policies are also shopped out later this spring.

The Total Income to date is \$319, 393, slightly less than projected due to un-forecasted increases in 2018 Application Fees. In summary, the P.O.A. remains in good financial condition.

Dom noted there were significant mechanical issues with the snowmobile which resulted in excessive repair costs. The repairs were more than anticipated due to the lack of availability of

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the needed parts for repair. The thermostat was rebuilt and operationally, the snowmobile is working well. It was noted to the Board that track setting with a snowmobile is not necessarily an ideal grooming tool and that consideration may be given to purchasing Track setting equipment for the Tool cat. The Track setting equipment would be multi-functional to allow us to maintain the pedestrian paths and other areas within the subdivision. Costs will be researched for further discussion.

Matt F. motioned to approve the March Financial Report as presented and Matt M. seconded the Motion; the Motion carried.

## **New Business**

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

## **Continued Business**

**Mail Box Solution Discussion** – Nothing new to report at this time. Dom spoke to Postmaster Michael Mooney regarding the installation of the parcel lockers that were purchased for the P.O.A. last fall. Michael shared that the contract signed in 2018 cannot be honored at this time therefore a new contract will need to be signed. David and Dom will follow up with Michael prior to May's Board meeting.

## **Commercial Area Master Plan (CAMP) Update and Review Final Draft**

Dom reported the Pioneer Plaza Commercial Townhome Association was scheduled to meet today to discuss the latest dedication proposal; there have been several iterations sent between the two entities. Their interest remains focused on the possibility of a 3-story covenant change to be passed in the future and Dom has clarified to them, we are unable guarantee any changes to the covenants. Dom has had several conversations with members of the Pioneer Plaza Association in preparation of their Associations meeting. In addition, the Commercial Building Form requirements are also being challenged regarding the first-floor ceiling height as well as additional requests to increase on street parking allowance. The P.O.A. continues a dialogue with Pioneer Plaza stakeholders on their requests and is working toward an agreement that includes public dedication areas to the P.O.A. within the Active Ground Floor Use Zone along the Village Main Street corridor.

If a 3-story covenant change were to be revisited and approved in the future, the Board agreed the building height requirement could be reviewed at that time but the proposed language within the CAMP Final Draft will remain as proposed. The Board was in agreement that there will be no further negotiation related to requirements of the Commercial Building Form.

A thorough discussion ensued regarding on-street parking. Pioneer Plaza is requesting a specific percentage to be allocated to on-street parking in order to meet proposed parking requirements. Several possible resolutions were discussed as well as several concerns identified. Permitting private owners to utilize on-street parking will impact patrons of Village Center businesses. Clarity on ownership of upkeep, maintenance, snow removal and plowing agreements will be critical to identify responsibilities. Dom noted that Section 8.13 Parking Regulations of the

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proposed CAMP Final Draft takes into consideration of some of the unknowns being discussed and allows the Design Review Committee the digression to manage these requests. With the limited amount of development and non-platted areas of Block 6, it is difficult to determine what will be impacting the approval of on-street parking at this time or within the next 5 to 10 years. The Board came to an agreement on the following percentage; up to 25% of the total parking requirement may be requested as on-street parking by the project developer. It was also noted that the Design Review Committee will have the final approval as it reviews the entirety of the project during the standard Design Review Committee Meeting.

The percentage of commercial and residential requirements was the last discussion topic. Land use (commercial vs. residential percentage) is based on the location of the proposed building structure within the Block 6 parcel. The Board had different opinions on the CAMP's current land use designations. All structures within the Commercial Building Zone and Active Ground Floor Use Zone of Block 6 will adhere to a Commercial Building Form, regardless of the percentage of commercial, residential or mixed use. Only areas of the Village Core Residential Zone and Village Center Perimeter Lot Zone do not have to meet the Commercial Building Form requirement.

Matt F. concluded the CAMP discussion with a request to complete discussions with all Block 6 stakeholders and solidify the development agreements within the next thirty days. At that time, a CAMP summary and update will be issued to membership as the last step prior to Board approval. The communication should identify and summarize the significant conclusions and changes that have been included in the February 2019 CAMP Final Draft.

## **UGRWCD Grant Update**

Sue provided an update on the Upper Gunnison River Grant project in which the P.O.A. has secured funding of approx. \$12,000. The funding will permit the P.O.A. to conduct an audit for purposes of water usage analysis as well as existing irrigation systems and landscaping best practices. An arborist will be hired to assess existing trees within the park and common areas. Also included in the scope of work will be the installation of meters, partnering with CB South Metro District, to monitor our usage. In order to apply for future water efficiency improvement grants, a baseline of current water usage is needed and will open up grant opportunities. Sue also suggested a community service piece by sharing knowledge and educating our members about native plants, recommended plants based on micro-climates and assist the Metro District with watering restrictions.

## **New Website Review and Discussion**

The sitemap for the new P.O.A. website was presented by Sue. The goal is having a more interactive website for our members as well as to provide daily updates for quicker turn around on subdivision news and information with in-house editing capabilities. The P.O.A. team will be making the first round of initial testing within the next week and then we will be asking the Board as well as other committee members to review and provide feedback by mid-May.

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## **Manager's Report**

Dom provided an update on the March 28<sup>th</sup> kick off meeting of the Covenant Amendment Steering Committee (CASC). A work plan was developed and a list of questions were generated for review and response by Legal Counsel. The estimated timeline for a covenant rewrite is between one to two years. The next step is to confirm and clarify the process of a covenant rewrite, best practices to achieve such an undertaking and membership voting guidelines and perimeters. The next CASC meeting will be held on Thursday, May 2<sup>nd</sup>. The Board asked to be kept in the loop of future meeting dates.

## **Identify May Board Meeting Agenda Items**

1. Committee Updates
2. Review costs and discuss timing for Traffic Study
3. Discuss Agenda of the Board Retreat, tentatively scheduled for May 20<sup>th</sup>, 5pm

**Next Meeting** –Wednesday, May 8<sup>th</sup>, 6 pm.

**Adjourn** – 8:30 pm.