
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 June 12, 2019

Board Members Attending: Matt Feier, Brett Henderson, Margaret Loperfido, David Neben, Matt McCombs (via phone conference)

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: None

Matt Feier called the meeting to order at 6:04 pm.

Approval of Minutes

Updates and/or corrections to the May Meeting minutes were requested. Changes were noted and Brett motioned to approve the May 8, 2019 minutes. Matt F. seconded the Motion and the Motion carried.

Financial Report

Brett reviewed the May Financial Report. For the period ending May 31, 2019, Total Income was \$334,950 and Total Expenses were \$151,398 resulting in Net Income of \$183,552. Matt F. requested confirmation that the ~ \$30,000 difference in Total Income from 2018 Actual to 2019 Budgeted is a result of the unknown impacts of Line item 130-Application Fees and Line item 135-Property Transfer Fees. Brett confirmed that is correct. These budgeted amounts are conservative estimates since the P.O.A. has no information on the number of properties to be sold each year or number of new construction projects. Line item 226-Cleaning has increased from the projected amount and Dom explained that the costs now include Sunset Hall cleaning. This was previously done by staff.

Matt F. asked for the 2019 fence repair and park work be updated on the Capital Reserves form. The fence repair will be added to Capital Reserves and Dom will discuss with Brenda the proper reporting for the park expenditures.

Brett noted that outstanding 2019 Dues Collection, as of May 31, 2019 is \$17,000. There was one modest payment on one long-standing delinquent account. Staff will be mailing out the 2nd delinquency letter that includes a Statement to Lien for remaining outstanding accounts that aren't on a payment plan or that don't already have a lien on the property by the end of the month, in accordance with the Collection Policy. The balance of Total Liabilities consists of \$19,798 of Long-Term Liabilities which is the remaining balance of the mortgage on the POA building.

Lastly, Dom noted that the Performance Deposits held in the segregated account are earning 1.5% at this time. Matt F. made a motion to approve the May 8, 2019 Financial Report with recommended edits to the Capital Reserves to include the remaining fence. David seconded the motion and the Motion carried.

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New Business

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

Consideration of a Replat and Boundary Adjustment on Lots 43,44,45, Block 26, Filing 4

The property owners have requested a boundary adjustment of Lot 43; this will widen the lot with the single-family residence. Lots 44 and 45 were clustered in January 2019 so this would eliminate Lot 44 and Lots 43 and 45 would remain. Dom shared there is one historical precedent for a similar request. The site plan was reviewed and it was noted that a utility easement will be vacated, requiring County approval. The Board agreed to vote on it next month following a Notice of Consideration posting on the lot.

David added to an item to the New Business agenda. The topic of businesses hosting live music was discussed. A Special Area Permit is required to be submitted by the business hosting the event. The P.O.A. will review the permit for appropriateness and approve or deny. Dom noted that a Bands in the Park event is being explored for Saturday, July 27th. The event would run from mid-afternoon to early evening and host two smaller bands and one headliner. It would be family friendly and proceeds from food and beverage sales would help cover the event costs. The Board requested a proposal to review prior to approving the cost of hosting the event.

Continued Business

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

At the start of the discussion, David requested P.O.A. staff exit the meeting room for an Executive Board session. At the conclusion of Executive Board session, Matt F. summarized the Board's next steps. A meeting will be held with Adagio Properties to finalize the latest proposal. A tentative date has been proposed for Wednesday, June 26th. Dom is working on a confirmation with Adagio Properties.

Trails, Amenities and Parks (TAP) Update

Matt F. had no updates to report at this time.

Covenant Amendment Steering Committee (CASC) Update

Beth Appleton attended the June 6th meeting to provide legal counsel and assistance in navigating the process of a covenant rewrite; she also shared a template. CASC members agreed to start their review with Covenant 1.00-Definitions and Covenant 8.00-Animals. The Committee all agree that Public Forums and/or Town Hall sessions will be scheduled to disseminate information and permit members to participate. This next year, 2020, will be our 50-year anniversary of the 1970 Covenants and Amendments document. The next meeting will in July.

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Design Review Committee (DRC)

Dom noted that two new members are joining the DRC committee to fill recent vacancies, Dylan Brown and Scott Thomes. This brings the DRC committee to five full time members with two alternates. Dom recapped the total number of development projects; there are 29 single family residences with open building permits, that includes rollovers from 2018 as well as 2019, three duplexes, four multi-family and eleven minor remodels. Dom reminded everyone that Filings 3 and 4 do not permit multi-family structures.

Brett mentioned that Gunnison County Electric Association commented to him that they would be interested in doing an energy audit within CB South.

Manager's Report

The Board Member Election Notice and Nomination form are posted on the website; nominations are due no later than June 30th. The Annual Meeting is scheduled for Sunday, August 4th; Matt Feier will be unable to attend. The Board requested the meeting agenda include a CAMP summary, outlining the project's direction going forward, along with a year in review of projects and achievements.

Dom asked the Board if they had interest in a pilot program allowing a trailer to have a definitive length of time that it may be stored on the owner's property. As owners are being notified of their violations this spring, Sue has received comments that 24 hours is not enough time to do maintenance or repairs. This pilot program would still limit the length of term a vehicle may be parked on a lot and set limitations to within a one-year timeframe. Dom clarified that a membership survey will need to be issued to understand the entire community's position. The Board agreed with Dom and is open to exploring it. Dom will craft a proposal for review.

An inquiry by Sheriff Gallowich was made to see if there is any interest in a CB South substation and what level of services the community would like to see. The Board will continue this discussion at a future meeting.

The Upper Gunnison Valley Grant funds are already making a big improvement to our park this summer. The water audit and arborist report have been completed. Meters will be added to the irrigation system along with wi-fi access to enable more hands-on control and monitoring of water usage. Sue is applying for a Met Rec grant that will provide funding for expanding the basketball court within Red Mountain Park. This is a partnership grant that will include shared funding from the P.O.A. The Association's insurance renewals are under review and bids are being sourced; we expect there to be an increase this year due to trending higher costs within the state.

Margaret asked about follow up on the action items identified at the May Board Retreat. Dom will summarize the milestones for a review in July. Planning for the 2020 budget will begin shortly so it will be a good time to include Capital Expenditure items.

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Identify July Board Meeting Agenda Items

1. Update on the additional parcel and mailbox installations.
2. Committee Updates
3. Discuss Annual Meeting Agenda and Presentation
4. Review costs and discuss timing for Traffic Study

Next Meeting – Wednesday, July 10th, 6 pm.

Adjourn – 8:11 pm.