
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 8, 2019

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Bill Oliver, Deidre Witherell

Matt Feier called the meeting to order at 6:01pm.

Approval of Minutes

Updates and/or corrections to the April Meeting minutes were requested; none were identified. Margaret motioned to approve the April 24, 2019 minutes as written; Matt M. seconded the Motion and the Motion carried.

Financial Report

Brett reviewed the April Financial Report. For the period ending April 30, 2019, Total Income was \$328,791 and Total Expenses were \$124,361 resulting in Net Income of \$204,430. Dues collection as of April 30th remains strong.

From a Balance Sheet perspective, as of April 30th, Total Assets were \$1,203,494. Operating and money market accounts totaled \$261,539. Reserve Funds held in money market and certificate of deposit accounts totaled \$335,578.

Total Liabilities were \$188,868, consisting of \$167,966 in Current Liabilities, a majority of which are Refundable Deposits. The balance of Total Liabilities consists of \$20,902 of Long-Term Liabilities which is the remaining balance of the mortgage on the POA building.

With the closeness to the March Board Meeting date, there is not much change to report for April. In summary, the POA remains in good financial condition.

Matt M. motioned to approve the April 30, 2019 Financial Report as presented and Margaret seconded the Motion; the Motion carried.

New Business

Scheduled Property Owner Comment Opportunity Time

Deidre Witherell was in attendance to announce that she is seeking a position on the Gunnison County Electric Association's Board of Directors for District No. 3. This district includes CB South, Tincup, Almont and Ohio Creek. Ballots will be mailed out the end of May and are due by the election date of June 25th. Deidre shared her professional background and outlined her

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qualifications, interest and reasons for running as a candidate. She hoped to build awareness of the election and encourage our residents to be sure and vote.

Continued Business

Covenant Amendment Steering Committee (CASC) Update

The second CASC meeting was held on Thursday, May 2nd. Two additional members joined the group this month. The committee developed an outline of Articles and Provisions to utilize as a map in amending the Covenants and Restrictions along with a list of topics to revise outdated language with more current contemporary language. The Board asked if any controversial topics were identified. Dom shared the most common topics are camper storage and/or parking on owner lots, capping the number of days for Short Term Rental and the 3-story building height within the Village Center core. Also asked was how the Committee hopes to present the changes to membership and organize the ballot vote. Several options have been discussed, from issuing one complete covenant change or possibly breaking up the ballots into voting segments. That will be determined as the Committee begins the detailed rewrite of each covenant.

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

Dom shared the plans for Crested Butte Family Dental; this is the first approved project for the north half of Block 6 developed by Adagio Properties. A discussion took place around the site plan regarding the street access as it relates to the building and parking lot, designations for on street parking and the shared use of the street easement until the entire street is completed.

The development agreements have not been signed or agreed to by either stakeholder, Pioneer Plaza Commercial Townhomes or Adagio Properties. The Board continued prior meeting discussions regarding final approval of CAMP as it relates to the completion of these development agreements. Changes from the current SAR that have been made to the proposed CAMP, for example providing more residential and significantly reducing commercial, have not been embraced as improvements for their economic benefit and items that require an approved covenant change are still being requested. The P.O.A. and it's Board are not at liberty to approve these requests and such requests cannot be part of the proposed agreements. Dom will draft a final proposal to Clark which will include a request for a meeting between him and the P.O.A.

Review Development Agreements with Stakeholders

The redlined rebuttal of Pioneer Plaza's proposed changes was presented for review. The Board provided direction to Dom on the items that are not under negotiation due to existing Association covenants. The Board suggested revised language since the P.O.A. cannot advocate for any developer and is a neutral party. Should this negotiation come to an impasse and/or the agreement be abandoned, it was recommended the proposed CAMP adjustments revert back to the existing SAR, resulting in heavier commercial land use requirements.

The Board also noted it is interested in a traffic study in order to understand growth and 3-story building impacts within the Village Center core. Dom is sourcing information from a firm

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recommended by Gunnison County. Also noted was that the County has already provided verbal agreement and has expectations of seeing on-street parking within the commercial district. David requested Dom to work with the County on the snow plan also. It was agreed that detailed talks with the County will commence once the stakeholder agreements are final.

Update on Mail Delivery

David shared that the 1st Annual Dog Poop clean-up was a success. Volunteers were able to pick-up areas within the commercial district and along Teocalli Path.

David and Dom met with Postmaster, Michael Mooney. They toured the mailroom and discussed the short-term and long-term issues around parcel intake and community growth. It was determined to abandon the exterior parcel lockers due to the winter weather conditions. It was also noted that the rural carrier who owns the contracted route has the final say on the addition of individual P.O. box expansion. David and Dom both agree that we can add an additional (20) parcel lockers at this time and wait for approval for the P.O. boxes. Cost estimates have been obtained and the cost of adding (5) parcel units and (29) new P.O. boxes will be approximately \$5000.

The Board was asked if they would approve the proposed expenditure for the parcel lockers. Matt M. motioned to approve the purchase and Brett seconded the motion. Motion carried. David and Dom will work on obtaining a confirmation for the additional mailboxes.

Manager's Report

Dom presented the updated 2019 Compliance Report. Sue continues to make progress on the report by meeting with folks and educating them on the reasons for their violation. Sue has been reminding folks of our Spring Clean Up day to encourage taking advantage of this amenity free to owners. Camper discussions, regarding how long a camper should be parked on a lot, has been a reoccurring compliance question with the arrival of spring.

The Maintenance team will begin spring yard work next week which includes eliminating the vehicular access adjacent to the park. The mailroom will also receive a new ramp for accessibility.

Identify June Board Meeting Agenda Items

1. Update on the additional parcel and mailbox installations.
2. Committee Updates
3. Review costs and discuss timing for Traffic Study

Next Meeting –Wednesday, June 12th, 6 pm.

Adjourn – 8:00 pm.