

## Board Meeting Minutes January 11, 2017

Board Members Attending: Pat Wallace, Mark Trautman, Matt Feier, Shay Wyckoff

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: None

Pat Wallace called the meeting to order at 6:05pm

### **Approval of Minutes**

Mark identified the Reserve Fund contribution amount, approved by the board, was to be reflected in the Minutes. A Motion was made by Pat to Approve the Minutes from the December Board meeting with noted addition. The Motion passed unanimously.

### **Financial Report**

Mark reported on the December 31, 2016 financial statements including the balance sheet, income statement, A/R Dues Aging Summary and budget worksheets. The opportunity to pay down the mortgage note was raised and the Board tabled the discussion until after the Capital Improvement Project review. The Board would like to expand notations of the Performance Deposit Account Summary to include a status, i.e.: Extended or Denied.

Shay motioned to approve the January Financial report and Pat seconded. Motion was approved unanimously.

### **Unfinished Business**

#### **Update on Capital Improvement Projects**

1. Hockey Rink Lighting – Dom presented the final quote, which remained within the budgeted \$9000 Capital Expenditure, and discussed the 25 % rebate savings and installation. Installation will require a lift; Shay suggested contacting Willy Miller. Matt asked about adding a light near the main On/Off switch to identify when the rink is open. He suggested a light that would identify On (green) or Off (red). Also reported to the Board was an unbudgeted expense for the replacement of two rotted out light poles at the pond as well as the replacement of four lights with LED fixtures. These updates will also contribute positively to the lighting rebate savings. Once the lighting transformation is complete, Pat suggested issuing a community notification.
2. Review of Capital Improvement Projects estimated costs – Pat requested a quick summary of the estimated amounts identified for each project. The Board concurred on all amounts: \$51,200 is the total estimated costs for all projects in 2017.

## 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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3. Pedestrian Easements – Access Path #1 from Teocalli to Commercial area (through Bellamy/Tishuk property) is secured and in for legal review at this time. Path construction is estimated for the 2017 summer season. Access Path #2 – from Red Mountain Park/Cascadilla to Commercial area is still in discussions with the property owners.
4. Teocalli Pond and Ditch – Dom reported after review of the legal agreement with the association's Attorney, it is the responsibility of the Cement Creek Condos LLC for ongoing maintenance of both the pond and ditch. A letter will be sent to the County to request enforcement of this Maintenance Agreement.
5. Dom asked the Board for the possible consideration to purchase a truck plow and additional snow blower in the future. Dom explained the responsibility of the P.O.A to assist community members during large snowstorms for the safety of the owners in the P.O.A. parking lots, pedestrian pathways, bus stops, as well as safety of subdivision roads. Currently, the snow blower is down due to a mechanic repair issue. Board suggestions included purchasing a used snow blower and reaching out to membership to see if anyone has a plow for sale. They also cautioned on the need for ownership of the County road to remain that of the County's contractors. The discussion was left to review both items in the 2018 Budget.

### **Annual Review of Strategic Plan**

The Board conducted the Annual Review of the Strategic Plan. A discussion ensued for each of the four Strategic Priorities, including a status review of the milestones to date. Some key discussions included:

1. Dom is sourcing proposals for WIFI access at the Bus Stop.
2. Bus usage and service numbers are strong and continue to grow.
3. The CAMP committee will kick off it's planning session on February 9<sup>th</sup> and will have Chris Hawkins in attendance.
4. The TAP committee will meet on January 26<sup>th</sup>. Agenda discussions will include updates on all the TAP committee projects.
5. The future of a CB SOUTH Sports Center funding was discussed. When the time is appropriate, Pat suggested the possibility of hiring a facilitator for a capital fundraising campaign.

### **New Business**

#### **Discussion to pay down POA building mortgage**

After discussion of the 2107 Capital Improvements Budget, the Board acknowledged the benefit of saving interest expense by paying down a portion of the current P.O.A. building mortgage note. Mark suggested reducing the note to a \$50,000 balance. The Board was in full agreement.

#### **Discussion to contribute to the Community Builders Task Force and the OVPP Budget**

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The Board approved a \$500 contribution to the OVPP.

Pat stated he was not necessarily in agreement with submitting money for data collection by the OVPP. P.O.A. funding should be focused on our CAMP efforts as well as the development of affordable housing within the community; Shay agreed with Pat's comments. Mark noted other participant donations appeared to be comparatively lower as it relates to their operating budgets.

**Manager's Reports**

The purchase of a plow and snow blower was discussed during the Update on the Capital Improvement Projects. Rules & Regulations report was reviewed; no discussion ensued. Dom updated that Dan Law has stepped in to assist with the ongoing ice/snow/rink maintenance and that Part Time Maintenance employee is still being sourced.

CB South Noise Guidelines – Awaiting the County's letter that acknowledges the change in the existing policies for the amended guidelines. Following receipt of the letter, Dom will follow up with the Board of County Commissioners to request a written "Acknowledgement" of the Noise Guidelines and a possible Amendment to the BOCC Resolution granting CB South as a Special Area.

Dom presented an Attorney letter regarding the violation for non-compliance for Lot C25, Block 5, Filling #2. The Board will continue discussion at next month's meeting regarding the Strategic Priority #2, C. – Clarification of "Prohibited Uses" Language.

**Identify February Board Meeting Agenda Items**

1. Clarification of Strategic Priority #2, C. – "Prohibited Uses" Language.
2. Committee Updates – CAMP and TAP.
3. Noise Guideline Update from Gunnison County.
4. Review of Performance Deposit Account Status.

**Next Meeting**

Wednesday February 8, 2017.

**Unscheduled Property Owner Comment Opportunity Time - None**

**Adjourn – 8:10pm**