
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 July 11, 2017

Board Members Attending: Kevin Van Horn, Pat Wallace, Mark Trautman, Shay Wycoff

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: None

Kevin Van Horn called the meeting to order at 6:05pm.

Approval of Minutes

Corrections were identified by Mark and Pat. Pat moved to approve the minutes with recommended revisions and Mark seconded the Motion. The Motion passed unanimously.

Financial Report

Mark reviewed the Budget – Projected to Actual Report ending June 30th. Year-to-date actual Application Fees exceed the original projected amount, therefore Line Item 130 was adjusted upward to \$22,650 to reflect the year's actual amount plus projections through year-end. Line Item 262 was reduced to show the actual cost of the Clean Up Day expenses. Common Area Maintenance was adjusted upward to reflect additional expenses incurred, primarily resulting from unanticipated irrigation repairs. Mark noted that for mid-year, the Cash Flow is in good standing and expenses are right in line with the budgeted amount. On the Capital Reserves Report, expenditures for Pedestrian Easement #1 (Gillaspey to Teocalli) have been recorded.

Lastly, Mark suggested the P.O.A. issue letters to residents as their Performance Deposit expiration date comes due to help manage the outstanding accounts.

A Motion was made by Shay to approve the June Financials as reported, and was seconded by Pat. The Motion was carried.

Continued Business

Committee Updates

1. Commercial Area Master Plan (CAMP)

Dom shared the Advisory Group is well into the rewrite and revisions of the SAR, Section 9, Commercial Area Design Principals and Standards. There has been great participation from key stakeholders as well as interested ownership. The Group is on point and moving aggressively to stay on track for presenting first to the Board of Directors as well as the County. A preliminary meeting with the County provided for early feedback regarding some of the issues. A design charrette is still being encouraged for the north end of the Commercial Core. Several names are still under debate, noting

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the Town Center is not appropriate; other suggestions discussed are CB South Village Center, Cement Creek Village Center and Pioneer Plaza Village Center.

2. Trails, Amenities and Parks (TAP)

The first trail day clearing was successful. The boardwalk has been measured and Pat shared the list of required materials. A composite material was discussed for durability as well as a maintenance benefits. It was agreed to change the materials list to use the composite decking. Pat inquired to Dom about the availability of resources to assist with the build when we are ready to begin. The River Rim access points and fence design are still under review with their HOA Board. The final portion of the loop is on River Rim property where we have easement rights but not development rights.

The Red Mountain Park proposal to close off the access road for additional green space requires approval of the updated Master Plan in order to move forward. Dom will obtain for Board approval.

3. **Update on Compliance issues for Lot C25, Block 5, Filing #2** – Agenda item was removed from tonight's meeting discussion.

New Business

Review Draft of the Record Retention, Inspection and Production Policy

State regulations required an update to the outdated Policy. Legal Counsel created the draft for the Board's review. The updated Policy was approved with noted corrections; the lettering under No.2 and the signature field date on the back are to be corrected. Pat moved to approve the updates and Shay seconded the Motion. The Board unanimously approved and the Motion carried.

Update on Annual Meeting and Board of Directors Election Planning

Dom reported planning is underway for the meeting. Ballots will be mailed the beginning of next week. Ronnie Benson is confirmed as a speaker and Mark is will reach out to see if someone from the Mt. Crested Butte police department would be available. Kevin asked if Chris Hawkins might be available to attend; Dom will follow up with Chris.

Manager's Reports

1. Dom provided an update on the subdivision's grounds projects. A load of gravel was ordered for the Bus stop driveway to reduce the amount of dust generated. Dom is looking into additional solutions to help reduce dust impacting the neighboring residents.
2. The One Valley Prosperity Project invoiced the P.O.A. for an annual membership contribution of \$600.00. The membership expense is a budgeted item under Line Item 350 therefore the the Board approved the contribution.

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3. The Board was in agreement to advertise for a part-time Community Compliance Coordinator. The Board suggested that the Job Description should be run in The Marketplace in addition to other publications. The position will begin as eight hours per week.
4. The Board discussed the recent inquiry regarding the open smoker for Hogwood BBQ's summer business, operating out of the kitchen in the Cement Creek Tavern building. Since the odors generated by outdoor food preparation affects the air quality of the residents, it was determined by the Board that any business, permanent or temporary, with operations including but not limited to cooking, grilling, smoking, etc. will require POA Board approval.
It will be the responsibility of the business to notify the POA office of the business operation and to submit an odor mitigation plan that meets Colorado state statutes, prior to the POA issuing approval for operation.

A notice will be given to Hogwood to provide an odor mitigation plan that will be in effect 90 days from issue of letter. The Board asked Dom review the new language with legal counsel.

Identify Annual Meeting Agenda Items

1. Committee Updates
2. CAMP Update with Chris Hawkins
3. CB South Metropolitan District Update with Ronnie Benson
4. Local Law Enforcement Update
5. Present the Job opening for Part-time Neighborhood Services Officer

Next Meeting –

The August Board of Directors Meeting will take place at the Annual Meeting on August 13, 2017, at 4pm in Sunset Hall. The September Board Meeting date was set for September 13, 2017, 6pm.

Unscheduled Property Owner Comment Opportunity Time – None

Adjourn – 8:25 pm