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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 June 13, 2018

Board Members Attending: Kevin Van Horn, Pat Wallace, Margaret Loperfido, Brett Henderson

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Alli Melton, Mark Mikos, David Neben

Kevin Van Horn called the meeting to order at 6:06 pm.

### **Approval of Minutes**

Kevin requested updates and/or corrections to the May minutes. Corrections were identified and noted. A Motion was made by Pat to approve the May minutes as amended; Brett seconded the Motion and the Motion was unanimously approved.

### **Financial Report**

In Mark's absence, Dom presented the May 31, 2018 Financial Report. On the Budget – Projected to Actual report, 2018 Projected Income was adjusted upward by \$467.41 from Bus service donations and an increase in Community Garden rentals. Projected Expenses were adjusted higher by \$834.00 reflecting increases in projected expenses for Cleaning (Sunset Hall). As a result of these adjustments, 2018 Projected Net Income decreased by \$366.59 to \$6941.31 as of May 31, 2018. On the Budget – Projected to Actual Capital Reserves report, Dom identified the Actual costs for the access easement payment of \$3,200.00.

A Motion was made by Brett to approve the May Financial Report and the Motion was seconded by Pat. The Motion carried and the May 31st Financial Report was approved.

### **Continued Business**

#### **Committee Updates**

1. **Trails, Amenities and Parks (TAP)** – The next TAP meeting is scheduled for Wednesday, June 28<sup>th</sup>. Project updates were shared by Pat. The Huckleby parcel signs have been approved will be installed by the Cement Creek bridge and along Kubler Street within the CB South boundary. A workday is being organized to cut in the trail access. Pat is targeting June 30<sup>th</sup> or July 7<sup>th</sup> for the work days and will be sourcing volunteers. Pat inquired with Dom regarding any updates on the meeting between Cement Creek Condominiums, the POA and both legal counsels. A few options were proposed which included complete pond removal or the addition of a fence around the perimeter. Both suggestions will be scoped for costs and reviewed with the Condominium's Board. Red Mountain Park will be undergoing road work for the closure between the ice rinks and the playground. Work is estimated to begin on July 9<sup>th</sup>. The scope

Approved: 07/11/2018

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includes reworking the irrigation system to include the new green space and the installation of bollards to close off any vehicular access.

Dom shared an update to owner discussions for the possible Cement Creek road access easement. As requested by the Board last month, Dom determined a market value offer for the purchase of Lot C17. Dom also noted that the current owner would consider selling. Further discussions with the owner of Lot C18 took place but was left unresolved. The Board asked Dom to meet with Mark to discuss the financials.

Next, Dom mentioned that he would like to attend the June TAP meeting for discussion on connectivity of the subdivision to the Village Center and identify some of the more critical areas such as a sidewalk from Teocalli Road to the proposed Village Center.

- 2. Commercial Area Master Plan, (CAMP) and Special Area Regulations (SAR) Review –** Dom and Chris have summarized Cascadia's recommendations which were added to the Executive Summary for the Board's review. The recommendations were discussed at the June 7<sup>th</sup> Advisory Group work session and the items agreed upon by the Group were translated into the latest draft document. A lengthy discussion regarding the outstanding items (parking, building height and land use) from Section 8, CB South Village Center Design Standards took place for the majority of the CAMP agenda item.

David Neben was in attendance to share his thoughts and some building height examples he considers to represent proposed building heights. He thinks the CAMP process has been flawed and that the community is unaware of the CAMP rewrite. He also voiced his concern that specific details within the addendum are too flexible for the property owners, suggesting one set of standards/rules should be written for the masses, requiring ownership to comply. He also stated that the approval of the proposed document falls within the existing Covenant 24.03 from 1970 therefore, an approval of such changes would require a covenant change with a majority vote.

Board members took the opportunity to provide individual remarks to the comments. Pat offered his perspective that the Board should not rush into a final approval. The Advisory Group has worked for months on this addendum and the Board should evaluate it as if the covenant change will be approved. Brett agreed with fast tracking the covenant change as a means to obtain community wide awareness of the proposed 3-story building height within the commercial core. Kevin shared that the SAR rewrite was part of a Board of Directors decision to take on cleaning up the current governing documents. The Special Area Regulations update was part of that Strategic Plan. Also, important to note is that the current Special Area Regulations, approved in 2008, were zoned with the same 3-story building height, this is not a change or update by the current Advisory Group. Therefore, the current SAR approval was done outside of the existing covenants.

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The Board debated on the timing of the covenant vote and how to best convey information to all members in order to provide a understanding of the benefits and impacts. A presentation during the Annual Meeting or a separate public meeting were both discussed. No decision was determined at this time.

Kevin asked for the Board members to state their positions regarding the zero commercial space requirement versus a minimum percentage. As proposed, one area within the Village Center would be required to have an 'active ground floor use' zone. It was agreed upon that if there is an area being required to have main floor commercial, then a minimum percentage should be required.

At the end of an exhaustive and lengthy discussion, Kevin suggested the Board take in to consideration the recommendations of the Advisory Group from the June 14<sup>th</sup> meeting. Those recommendations will be the topic of the Board of Directors' work session on June 27<sup>th</sup>. It was discussed to continue the SAR addendum review for approval with a moratorium in place for the 3-story building height until a covenant vote takes place. The Board would prefer to pursue the covenant change at this time in tandem with the SAR addendum.

## **New Business:**

### **Cluster Declaration Application, Lot 12 and 13, Block 28, Filing #4**

This property is on the June Design Review Committee agenda for the construction of a single-family home. The Board reviewed the proposal and all members voted to approve the request.

### **Cluster Declaration Application, Lot 10 and 11, Block 27, Filing #4**

This property is also on the June Design Review Committee agenda to be reviewed for the construction of a single-family home. The Board reviewed the request and the Cluster Declaration was unanimously approved.

### **Update and Discussion on the Teocalli Ditch MOU**

This item was addressed during the Trails, Amenities and Parks discussion earlier in the meeting.

### **Annual Meeting Planning and Board of Director Election Discussion**

Requests for nominations are due at the end of June for open Board of Directors positions. Dom asked those members up for re-election to notify him if they are interested in remaining on the board. Up for re-election are Kevin Van Horn, Pat Wallace and Mark Trautman. Pat announced that he will not be seeking re-election. Mark was not present so Dom will reach out to him via email. Kevin was undecided at the meeting and requested get back to Dom shortly.

## **Manager's Report**

Dom presented the most recent Covenant Enforcement report. There has been a significant amount of contact made in recent weeks along with good feedback. Sue suggested the possible creation of a Forest health program that would reach out to homeowners in the higher elevation where

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several groves of dead trees exist. The goal would be to clear up dead forest lots and reduce fire danger. Budget implications are unknown at this time.

## **Identify July Meeting Agenda Items**

1. Committee Updates
2. SAR addendum and Covenant 24.03 update

**Next Meeting** – Wednesday, July 11<sup>th</sup>, 6pm

**Unscheduled Property Owner Comment Opportunity Time** – Mark Mikos attended as a member of the community to observe a board meeting. Alli Melton was in attendance and made a suggestion to post signs in the areas where fox cubs are present for awareness in order to slow down traffic.

**Adjourn** – 9:07 pm