
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 September 13, 2017

Board Members Attending: Kevin Van Horn, Mark Trautman, Margaret Loperfido, Brett Henderson

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: None

Kevin Van Horn called the meeting to order at 6:03 pm.

Approval of Minutes

Corrections were identified to the July and August meeting minutes. Pat and Shay provided comments in advance of the meeting and additional updates were made at the Board meeting.

Motions were made by Mark to approve both sets of minutes with recommended revision and Kevin seconded both Motions. All Motions were unanimously approved for the July and August Meeting Minutes.

Financial Report

Mark provided an in depth overview for Margaret and Brett of each accounting form included in the Monthly Financial Report. Mark stated that the POA operates on a zero based budget. On this month's Projected to Actual statement, the 2017 projected amount for Income line item 104 Finance Charges/Dues was increased by \$1,000 to reflect accrued and anticipated amounts for the remainder of the year. Projected figures for 2017 were also increased for line items 130 Application Fees (\$1,350) and 135 Property Transfer Fees (\$3,000) resulting from accrued and anticipated amounts through year-end. The POA does not have insight into the number of properties to be built or sold prior to the outset of each year so initial budgeted amounts are conservative as we do not want to overestimate either line item. Total Projected Income for 2017 was adjusted upward by \$5,585. On the Expense side, line item 266 Common Area Maintenance was increased by \$2,000 to reflect additional unanticipated maintenance expenses. A handful of other expense categories had minor adjustments to their 2017 projections to reflect year-to-date actual values. Total Expenses projected for 2017 increased by \$3,905. The result of these adjustments increased projected Net Income by \$1,680. On the Capital Reserves statement, two Capital Expenditure items (CAMP Planning and Huckleby Trail) were expensed rather than capitalized as originally budgeted. These expenses are included in Expense line items 238 Consulting and 286 Open Space, respectively.

Approved 10/11/2017

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

A Motion was made by Kevin moved to approve the August 2017 financial report by Mark. The Motion carried and was unanimously approved.

New Business

Oath of Office: As a new member to the Board of Directors, both Margaret and Brett signed the Oath of Office form.

Land Use Change: Cluster Declaration for Lot 27, 28 and 29, Block 28, Filling #4

Dom presented the request to cluster Lot 27 to the existing cluster of Lots 28 and 29.

Kevin made a motion to Approve the request and the Board unanimously approved it.

Continued Business

Committee Updates

1. Commercial Area Master Plan (CAMP) - Next meeting is scheduled for Thursday, September 14th. The goal is to complete the redline of Section 9 and proceed to redline the remainder of the SAR. Once the redline review is complete, the original document along with markups will be presented to the POA Board of Directors. It was discussed to send Section 9 markups to the Board members in advance of the Board's CAMP meeting. The main issues still revolve around how to meet the parking requirements within the Town Center core. Parking studies have been conducted by developers and show a shortage 100 spots in Pioneer Plaza alone. Sidewalks and pedestrian connectivity will continue to be a high priority with goals of linking the Town Center throughout.
2. Trails, Amenities and Parks (TAP) – Dom presented an update in Pat's absence. The Master Plan update will be made for the possible summer road closure in between the Playground and the Hockey rink for playground safety. It will be designed to leave the access open for the winter hockey rink parking and snow management. Additional parking for the park, off of Teocalli or Packer Way, was another area that will be reviewed with the update.

Further improvements to the Huckeby Trail, beyond the written access agreement, was put to a vote by the River Rim HOA. The CB South POA has access rights but we do not have development rights. Dom will share the result when notified. Materials are purchased and prepped for the boardwalks; a workday will be scheduled next month. Also discussed was providing a possible pedestrian access from Cascadilla through the existing fence leading to Elcho.

A bid for a roof over the existing hockey rink for year round use came in around \$300,000 for materials only.

Approved 10/11/2017

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

Manager's Reports

1. Dom will be attending the Mountain Express meeting, this Thursday, September 14th. The Board approved of the revised schedule for CB South. The morning time adjustment is an improvement from last year's winter schedule.
2. Dom presented the idea of leasing our current PO Box mail service to the Post Office. The recent change of Amazon shipping preferences via USPS will increase parcels received and managed by the POA office team. A similar lease program is being run at the PO Box Annex in town. Dom will inquire with the Postmaster in CB and report back to the Board.
3. The purchase of a used Tool Cat for small, maintenance projects was discussed. The equipment will supplement our snow removal program and assist with growing summer projects within the subdivision as well as helping prolong the use of the aging maintenance truck. Mark suggested adding the request to the 2018 Budget review.
4. The Board has requested a summary of the current expenditures from our CAMP consultant. Chris Hawkins, Alpine Planning, LLC, will provide Dom with the expense report, to be shared at the October Board Meeting. Chris will also provide an estimate for the remaining costs associated to complete the project through County approval.
5. The temporary permit structure for Tassinong Farms is due for extension approval. The Board agreed the temporary permit deposit will remain in place for the trailer structures
6. Rules and Regulations – Our new Community Compliance Coordinator, Bryce Armston, started and is currently training with Dom. Speeding within the subdivision continues to be an issue and has been reported by several folks in recent weeks. Dom will collaborate with Ronnie on best practices of how to handle and where to target. It was suggested to research the cost of a solar powered sign “Your Speed Is...” and review with the 2018 Budget.

Identify October Meeting Agenda Items

1. Committee updates
2. Update on USPS mail management discussion
3. Review Alpine Planning fees for CAMP project extension
4. Review Preliminary 2018 Budget and Fees schedules

Next Meeting – Wednesday, October 11, 2017 at 6pm.

Unscheduled Property Owner Comment Opportunity Time – None

Adjourn – 8:22 pm

Approved 10/11/2017