
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 October 9, 2019

Board Members Attending: Matt Feier, Mary Haskell, Margaret Loperfido, David Neben

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Pat Del Tredici

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

Approval of Minutes

Updates and/or corrections to the September Meeting minutes were requested; none were identified. Mary motioned to approve the September 11, 2019 minutes as written; Margaret seconded the Motion and the Motion carried.

Financial Report

Dom presented the September 30, 2019 Financial Report. Dom noted that a \$9,000 application fee was recently received for a residential construction application. Matt F. asked about the Capital Reserve Projected to Actual looking for clarification on the end of year figure in relation to depreciation.

Margaret motioned to approve the September 30, 2019 Financial Report and Mary seconded the Motion; the Motion carried.

New Business

Scheduled Property Owner Comment Opportunity Time – Pat Del Tredici, 311 Cement Creek Road, was in attendance and interested in hearing from the P.O.A. Board about how to enforce the Noise Guidelines. Dom was asked how it is currently handled since there appears to be a conflict who owns responsibility, the P.O.A. or the police. The police had been called however; they suggested to call the Association Manager.

The event went longer than the scheduled permission time. The cut off time is 10:00 pm and the loud bass continued past that time. An inquiry was made to understand where the decibel measurement is to be taken, from the property line or what other criteria. A suggestion was made to incorporate some type of sound absorption within the building.

The Board asked if it is appropriate to issue a warning for this incident. Dom explained that information on this complaint was still being gathered and notes that a written warning lasts for a 12-month period. Since the police have declined to do a reading, the question was asked who should be in charge of it. Pat suggested the P.O.A. consider a pre-event discussion with the

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host/business on the day of the event to remind them of the Rules and Regulations regarding the adopted Noise Guidelines and Business Hours.

The Board requested Dom to follow up directly with the Sheriff to determine ownership and responsibility of measuring the sound. The P.O.A. is not open 24/7 or able to send someone out at the time of each complaint. The Sheriff's department is on duty to enforce the county noise ordinance. The Board agrees with the request to contact the event host the day of, in order to review the Noise Regulations. It was noted that other neighbors were not home the evening of this event. Dom will follow up with Pat & Board on his discussion with the Sheriff.

Cluster Declaration Analysis Report and Discussion

Dom recapped the Cluster Declaration analysis that was previously shared with the Board. The Board reviewed the analysis results and no further action was proposed.

Discussion on the Appropriateness of a Seven-Member Board of Directors

David lead the discussion to share the benefits of having additional board members to cover when members are not able to attend and also engage persons that are interested for running for a board seat. A seven-member board would match the number of Board members in the Town of Crested Butte. If we expand, an odd number of members would be required (i.e. five or seven) in order to avoid deadlock in voting. Mary asked if it was required to be full-time vs second home owner. The Board agreed to keep this subject on the discussion block, with a possible decision as to whether to put it to vote for the 2020 Annual meeting by May. If members leave in 2020, we could have five open board seats needed to be filled. It was pointed out that there are always opportunities to participate on a committee for those interested in getting involved.

Continued Business

Review Updates and Consideration of Approval for the Commercial Area Master Plan (CAMP)

Final items that remain open are snow removal and snow storage. A meeting with Gunnison County is set for October 16th. Attendees will include Cathy Pagano and Marlene Crosby and the Metro District. David, Matt M. or Margaret will attend with Dom. Dom recapped the points that were raised and David commented he would like to finalize these last outstanding items on the Q & A and the Executive Synopsis.

Dom would like to add the maximum lot width back into the final CAMP. It was noted that the doctor office build is a one-off for the size of the width of the building. Dom noted that it is actually two lots that have been combined as approved by the Board during Adagio Properties application for subdivision.

1. The CAMP document will reflect Glacier Street as 100% commercial on the ground floor exclusive of access and utilities. Dom will craft language defining the exclusive areas and create a draft for review prior to the next meeting.

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David made a motion to approve 100% commercial application on Glacier Street, with the utility areas to be defined and Matt F. seconded; the Motion carried.

2. On-street parking. A question was raised to define the orientation, parallel vs. head in. It was noted, CAMP does not call out orientation. There are multiple areas where on street parking is occurring and limits the width of the existing road. Dom pointed out current streets have not been developed for parking which will be addressed to accommodate the width of parked cars along the right of way.
3. The 10% allowance for parking requirements was challenged by David. Mary felt strongly that we don't want to give up more off-set parking. The Board agreed to leave it as is.
4. David asked if proposing on-street parking is a violation of the current covenant. The covenant states parking is not permitted when discernible snow is on the ground. Dom stated that if Gunnison County approves the CAMP and the parking and snow storage operations plan, we will have the authority to move forward. In addition, we are addressing this item with the covenant amendment steering committee. The Board agreed to keep the language as shown in CAMP.
5. David commented about snow plow costs and it was discussed briefly. It was noted that the County currently plows and the cost would be primarily the County's.
6. Vetting with the community. The idea of one more meeting with membership was suggested or a notice the document for a 14-day period through paper, website and newsletter, as suggested by Dom. Matt F. agreed with the 14-day noticing requirement. Margaret also agreed and noted it was discussed at the annual meeting at length. A draft of changes will be issued to the board.
7. Executive Summary updates. The Board agreed to the Executive Summary corrections that were discussed and reviewed at the meeting.

Dom will have updates ready by Wednesday, October 16th to the Executive Summary and the Commercial Area Master Plan.

Update and Discussion to financially contribute to the Late-Night Taxi Service

The bartender's association sent a letter to request a \$2,000 contribution. Benefits of the service were still a bit unknown and the details of the service are still yet to be defined.

Dom presented a letter that will be shared at the Mountain Express meeting on Thursday, October 11th. It outlines an estimate of contributions by CB South through sales tax revenue.

Manager's Report

Tully's is requesting a Special Events Permit for an event on November 1st from 7 pm to 10 pm. A Special Events Permit is outside of the noise guideline therefore it requires Board approval.

Matt F. moved to approve if the permit application is completed and revised with a shut down at 10 pm and a plan to notify neighbors is also submitted.

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Identify November Board Meeting Agenda Items – to be determined

Next Meeting – Wednesday, November 13th, 6 pm.

Adjourn – 8:15 pm.