

## 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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### Meeting Minutes from CASC Meeting on June 6, 2019

All agreed to a standing meeting date/time of the first Thursday of the month at 5 pm at POA office. July's meeting will be moved to July 11 due to the July 4<sup>th</sup> holiday.

Beth joined this meeting to provide some context for our review of the covenants and amendments. She started by explaining that the Board of Directors for the POA is governed by the By-laws and Articles of Incorporation. The community is governed by:

- Covenants, which describe land use, and
- Rules, regulations, and policies, which direct conduct

Matt asked about how the current amendments and resolutions passed by the Board, and most often without a community vote, can be considered official. Beth acknowledged that this is an issue, and that with CB South being a common interest community, we follow the acts put forth by Colorado Common Interest Ownership Association (CCIOA). CCIOA requires a 50% plus 1 vote threshold in order for covenants to legally be changed.

Beth has shared a template with the committee that may help us think about and formulate revisions to the covenants.

Beth suggests we formulate a timeline with objectives to guide our work and communications with the community. We should plan on hosting several "Town Hall" style meetings, presenting to the community WHY the covenant is being changed, and WHAT this change will improve. She suggests not using an "ala carte" approach when preparing the voting ballot, but presenting the changes in an "all or nothing" question.

We talked about electronic voting, and there does seem to be a legal way to conduct it, but we need to clarify the requirements with Beth.

Our homework for this meeting was to review Covenants 1.00 – "Definitions", and 8.00 – "Animals", plus all relevant Amendments having bearing on these Covenants. We did not have time to discuss this, but Sue will merge all comments from the members into a document to share and review at our July meeting. Additional homework for the July 11, 2019 meeting is to review Covenants 2.00 and 3.00, the By-laws, and the Covenant template Beth sent.

Meeting adjourned at 6:30 pm.