
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 November 13, 2019

Board Members Attending: Matt Feier, Mary Haskell, Margaret Loperfido, David Neben
Matt McCombs via conference call

Staff Attending: Dom Eymere, Benita Bellamy via conference call

Public in Attendance: Spencer Armstrong, Ronnie Benson, Mark Cram, Pat Del Tredici,
Holly Emerson, Tom Hamilton, John Hayes, Danielle Herder, Mike
Herder, Mike Howe, Catherine Powell, John Powell, Al Smith

Matt Feier called the meeting to order at 6:00pm.

Approval of Minutes

Updates and corrections to the October 9th Meeting minutes were identified by Matt. F. The requested changes were documented and Matt F. motioned to approve the October 9, 2019 minutes with noted changes. Mary H. seconded the Motion and the Motion carried.

Financial Report

For the period ending October 31, 2019, Total Income was \$371,818 and Total Expenses were \$322,425 resulting in Net Income of \$49,393. From a Balance Sheet perspective, as of October 31st, Total Assets were \$1,051,298. Operating checking and money market accounts totaled \$106,642. Reserve Funds held in money market and certificate of deposit accounts totaled \$326,426.84. Refundable Performance Deposits amount to \$173K and are held in segregated accounts. Total Liabilities were \$191,709, consisting of \$177,497 in Current Liabilities, a majority of which are Refundable Deposits. The balance of Total Liabilities consists of \$14,212 of Long-Term Liabilities which is the remaining balance of the mortgage on the P.O.A. building.

Projected year-end income is \$388,505 and projected year-end expenses are \$386,503 for a projected net income of \$2,002. If other Unanticipated Expenses do not arise between now and the end of the year, the line item of \$13,640 will help the Association be at a projected net income of \$15,642.

Matt F. asked Dom to address the line items with significant changes identified on the Projected to Actual statement. On the Income side, Line item 130.1 Application Fees: Residential increased by \$6150.00 due to the application submittal by South Butte LLC, owners of Lots 7 and 8, Block 9. Line item 135 Property Transfers saw an increase of \$1000.00 in the month of October and Line item 145 Mail Box rental had an income increase as a result of the 29 additional units that were added in October. Regarding Expenses, Line item 244 Computer Updates and Website saw

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impacts of \$1410.00 for technology consultant support regarding the transfer of the domain name, bug fixes and email account moves to the new website platform.

Margaret motioned to approve the October 31, 2019 Financial Report as written and Matt F. seconded the Motion; the Motion carried.

New Business

Scheduled Property Owner Comment Opportunity Time –

Pat Del Tredici was in attendance for a follow up to the October Board Meeting discussion regarding enforcement of the Noise Guidelines. Pat noted the November 1st event held at Tully's ended by 10:20 pm, twenty minutes past the designated time. No decibel reading was made that evening. Dom had not reached out to the Sheriff's department prior to the event but will share the Sheriff's response with the Board and Pat.

Review Proposal from VTO Telcom Consultants for Cell Phone Service to Crested Butte South –

This company was introduced to Dom by resident Kevin Vierling as an option to research feasibility of WiFi service within the subdivision. The Board was shared a proposal for a multi-phase project in advance of the meeting. Described as a campus type of WiFi service, VTO shared the process steps which would commence with a feasibility study. VTO has connections working with multiple carriers to help decipher feasibility. Dom noted this option may have less infrastructure than a typical cell tower providing a quicker install timeframe. Dom is inquiring about the costs and will also research past installations by the company. David shared that the VTO is located in Broomfield and that they meet with the various service providers by running interference in between the carrier and the end user. Dom will reach out to the representatives and invite them to a Board of Directors meeting.

Continued Business

Consideration and Possible Adoption of the Commercial Area Master Plan (CAMP)

Several owners were in attendance for the discussion. At the request of Matt F., Dom provided a brief overview of the CAMP history and the evolution of the proposed document. This has been a standing item on the Board's monthly agenda for over one year and tonight's meeting goal is to treat this as a consent item. Suggestions continue to be made by the stakeholders, however the final discussion item regarding parking requirements have been agreed upon and incorporated. Parking spot numbers have been published as a range and are suggestions based on the orientation of the parking space. Margaret spoke with the Gunnison County today and discussed taking an incremental approach to on-street parking in order to gain insights on managing it, determine where it is needed while also working with business entities on Glacier Street. Marlene shared that existing businesses with head in parking along Gillaspay currently have the snow to be pushed to one side.

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David posed the question of who had an issue with or thinks on street parking is needed now except for on Glacier Street. Margaret feels the development of a better plan is needed now in order for clarity. Mary points out that currently, private lots are being used by others as well as the Pioneer Plaza alleyway. These areas should not be assumed as open parking as they are private lots within Pioneer Plaza's association.

Questions were raised if there is any consideration to alternate parking on each side of the street during snow removal periods. A lengthy discussion ensued. Ronnie B. was in attendance at the meeting with the County and shared some points. The County has specific times they plow therefore the it would be hard to plow the alternate sides of streets depending on the snow fall. Ronnie suggests looking into a private contractor for more flexibility and availability based on snowfall, not specific schedules. Dom explained that the Snow Operations Plan addresses storage areas around and within the commercial area and will be reviewed annually evolving as development and occupancy grows.

Al S. inquired if owners will pay for their parking areas to be plowed. The Snow Operation Plan does not eliminate the need for private owners to plow their properties as well as store snow in designated areas of their lot. Al also asked if will there be a maximum density for how much parking can be on the roadway. Al is a strong advocate for a traffic study to be completed which would drive the maximum density. Dom answered yes, owners or their association would pay for their plowing and be required to indemnify the P.O.A. Also, as development occurs, if there are paved streets adjacent to them, CAMP requires them to pave the road. David shared that funds for a traffic study have been identified in the 2020 Budget. Laura G. is was also in support of a traffic study. Laura also asked about impacts to municipal departments such as police and fire.

The discussion turned to focus on the benefits, purpose and need for a traffic study. One of the biggest drivers for a traffic study the change in density due to land use; it was pointed out that currently, the commercial area builds out does not greatly impact the area; also, the north half of Block 6 has not been platted, therefore, any studies would be making large assumptions. A traffic study would also include residential areas and not just commercial core development. Comments from some attendees were in agreement but understand the challenges of conducting a traffic study at this time. Margaret and Dom have both had conversations with the consulting firm, SGM, on how relevant a study will be with so many assumptions and guesswork at this time.

Tom H. asked several pointed questions that need to be addressed with the new CAMP document which included, what is the plan to keep parking and walkways clear, what type of lighting is planned and are the toys being allocated in the parking requirements. Tom suggested we learn from previous business experiences and noted that walkability is not feasible for the higher elevations so parking is a concern. Tom believes the P.O.A. should have the final say and stricter criteria than Gunnison County; Dom notes that the parking is stricter than the County's. Dom recapped that the Design Review Committee (DRC) has the right to review and request more parking based on the project submittal and land use. However, in the past, a project submittal was approved for

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one type of land use and revised the scope of work, after DRC approval without notification to the P.O.A.

Questions were raised regarding the widening of the entrance to County Road 740, Cement Creek Road at Highway 135. Dom noted that the P.O.A and Board have an ongoing discussion and have reached out to the owner of the property at that corner. Letters have been written to CDOT and at this time CDOT does not have this road high on its priority list.

Dom confirmed that no additional stories or height changes were revised. David explained that Glacier Street has to be commercial, in use and design. The other areas within Block 6 do not have a commercial requirement, however there is a commercial building form requirement. This will allow for future conversion from a residential use to a commercial use. David explained that the Board is still negotiating with both stakeholders regarding easement agreements which have not been agreed upon at this time. Negotiations came to a halt when the stakeholders did not receive the approval to build a 3-story structure. The group discussed that the future of 3-stories is not known. There may be future opportunity for another vote through the Covenant Advisory Steering Committee (CASC) or there may not any future vote. This is a Covenant issue and the Board has no authority to approve a change in the number of stories.

Ronnie shared water and sewer studies completed by the Metro District support a maximum population of 4000, noting that the type of business within the commercial area will impact that population number.

Al S. has observed resistance to having a traffic study completed prior to the CAMP approval and believes the commercial area development is enough of a change in density to warrant the study. He would like a commitment to a study that includes a review of the 10% parking off-set and if needed will contact the County to share his concerns. Dom shared that the intent is to do the study and a suggestion was made for it to be done as a baseline prior to development. Matt F. asked if was appropriate to propose the adoption of CAMP tonight contingent on a traffic study being completed. The Board agreed to completing the study but completing a traffic study could take a long time and there are significant associated costs. CAMP is going into its fourth year and timeframe associated with a traffic study could hold up adoption even longer. Matt M. noted that each project will go through the DRC and the committee will have the discretion to approve based on the parking criteria. He reinforced the Board's support of a traffic study but believes there is no barrier to adopting the CAMP tonight. Margaret recapped the discussion identifying the outstanding items including determining the timing and value of when to do a traffic study and determining the impacts of a 2-story vs. 3-story density. It was clarified that a traffic study will not answer the questions around parking.

The group focused discussion on the un-platted northern half of Block 6. Assumptions are being made around the preliminary numbers which have not been validated. David noted that he is in agreement with attendee's requests and supports the traffic study. Margaret agrees that we need to do some due diligence by identifying the requirements, benefits or challenges of conducting a

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traffic study at this time. The attendees feel strongly that it would like to have the data as a validation.

Dom points out that the CAMP is written as a baseline for development. There are a number of considerations to discuss which have been identified but an approval is required as the first step. A question was raised as to when the CAMP is considered a final document. Dom confirmed that the document is not final until the Board of County Commissioners adoption.

Matt F. asked the Board how they feel about moving forward. Matt M. responded that he is comfortable adopting the document tonight with the request for Adagio to plat the northern half of Block 6. This is critical to provide what is needed in order to justify land use change for the traffic study. We need the developer's proposal to prove the traffic impacts and the developer will not move forward to without adopted CAMP document.

At this point, Matt M. had to leave the meeting and requested the minutes to reflect that he gives Matt F. his proxy to vote on his behalf for this vote only. He advocates that we bring these matters to a close with a vote.

Mary inquired if any of Adagio Properties last suggestions were under consideration to which Dom confirmed not. David requested legal review prior to sending the document to the County; Dom confirmed that legal counsel has already reviewed the CAMP.

A traffic study shall be sourced; the industry professionals will be asked to provide their feedback on when is the best time to conduct the study. A request was made to seek out multiple proposals for a traffic study sooner than later.

David asked what the communication process will be for notifying the Board of the County's review comments. Dom will keep the Board well informed and notify them on all County directives. Matt F. stated that Dom will be the administrator on issuing any changes or edits so that one master document exists. Mary suggested an interim meeting be scheduled, based on the County's comments and/or suggestions. Tom H. requested that substantive changes be shared with the community for their comment as well.

Matt F. made a Motion to adopt the Crested Butte South Commercial Area Master Plan document as written, subject to any revisions the County required. The Board will develop a Request for Proposal to solicit at least three traffic engineering firms regarding the subject of a traffic study and parking off-set of 10%. Mary seconded the Motion. The remainder of the Board was in favor and the Motion carried.

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Manager's Report

Dom provided more specific details about the late-night taxi service.; the cost details were shared. The Bartender's Association is asking for contributions within the range of \$2000.00 to \$3000.00. Dom asked the Board if they would approve a \$1000.00 contribution in support of the County initiative. The Board agreed with to the \$1000.00 contribution.

David requested Dom to share the final costs of the website redesign. Dom shared that Mark Ewing was hired to work on the final implementation and email conversion. David asked for a community newsletter and Facebook notification to be sent requesting feedback on the new website. Dom noted that we are in search of Zamboni sponsors which is a \$1700.00 total sponsorship for three years of advertising space. Dom asked the Board to offer their thoughts on what items to focus on for the 2020 Board agenda. Margaret suggested creating a hammock hangout area in Red Mountain Park for kids to hang out.

Identify December Board Meeting Agenda Items –

1. Managers Contract and Evaluation
2. Ratify the 2020 Budget
3. Finalize Term Sheet for Adagio Properties Agreement

Next Meeting – Wednesday, December 11th, 6:00 pm.

Adjourn – 9:00 pm.