
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 March 11, 2020

Board Members Attending: Matt Feier (via phone), Mary Haskell, Matt McCombs, David Neben

Staff Attending: Dom Eymere, Benita Bellamy, Sue Wallace

Public in Attendance: Matt Barker, Bob Goettge, Kathy Norgard, Tim Williamson

Matt F. called the meeting to order at 6:11 pm.

Approval of Minutes from January 8, 2020 P.O.A. Board Meeting

Updates and corrections to the January 8, 2020 Meeting minutes were requested and none were identified. Mary motioned to approve the January 8, 2020 minutes as written and Matt F. seconded the Motion. The Motion carried.

Financial Report

Dom covered the Financial Report. A long-term, delinquent account has been made current removing two property liens. The 2019 Tax return has been completed by McNurlin & Associates and requires Matt M. signature this evening.

For the period ending February 29, 2020, Total Income was \$342,169 and Total Expenses were \$76,066 resulting in Net Income of \$266,104. The collection of Dues remains relatively consistent with past years, with \$279,923 of the \$329,052 or approximately 85% collected. From a Balance Sheet perspective, as of January 31st, Total Assets were \$1,269,641. Operating and money market accounts totaled \$241,119. Reserve Funds totaled \$368,006. Refundable Performance Deposits amount to \$170,000 and are held in segregated accounts.

It is typical for the Association to have a high cash balance at the beginning of every fiscal/calendar year and this year is no exception. The Federal Deposit Insurance Corporation (FDIC) is an independent agency of the United States government that protects the funds depositors place in banks and savings associations. The standard insurance amount is \$250,000 per depositor, per insured bank. Our cash balances, within each of the three, current accounts are nearing or slightly over the insured amounts. Therefore, it is the Staff's recommendation to open a business savings account at The Crested Butte Bank, which is Gunnison Bank & Trust's Crested Butte branch. In addition, the last Synchrony CD rolled over with an APY of 2.0% and a brief internet search shows 2.1% as the highest offered rate today. It is also recommended to open another Certificate of Deposit at Synchrony Bank for \$30,000 to optimize interest savings. Matt F. asked if there is any benefit to look at online banks vs. local banks for the new account. Dom will review with Brenda and report back to the Board.

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Matt M. motioned to approve the February 29, 2020 Financial Report as presented and Mary H. seconded the Motion; the Motion carried.

New Business

Scheduled Property Owner Comment Opportunity Time – No members were in attendance for this agenda item.

Consideration of an RV Pilot Program for summer 2020 -

Sue Wallace and Matt Barker, members of CASC, were in attendance to present a camper survey along with the idea of a RV pilot program this summer. CASC has been reviewing the camper regulations as a result of many inquiries from community members. Residents were invited to attend the monthly CASC meeting to share their comments on the subject. Sue summarized some of the comments and suggestions gathered during these sessions:

- 24 hours (the current regulation) is not practical to clean, load and unload for the owners. They need access if they use it regularly in summer.
- 2011 vote conducted in the community, which did not pass, was a yes (For) or no (Against) vote. The Board at that time developed a list of what was approved to park on your lot and what was not permitted. It was determined that any camper that was capable of habitation was not allowed.
- Do we want to consider allowing visiting campers?
- No water supply or discharge will be permitted; electric would be allowed.
- Length of camper was debated. David offered the suggestion to identify the type of camper by the Class and not the overall length.
- What about lots that have multiple “toys” in addition to a camper parked on one lot?

Sue previewed the nine question survey and noted the language is being presented only for the survey and not the proposed covenant language. David approved the survey as written and Matt M. agreed. The survey will be issued after tonight’s meeting and remain open for a two week response time. Sue will report the findings at the April Board meeting.

The Board agreed that a pilot program will help to identify any issues prior to a covenant rewrite and membership vote. It was noted that the pilot program must identify campers must be parked on an improved and/or designated parking area only. Matt B. shared some insights from his research of Board minutes from the 2011 camper survey and vote. He noted that it appeared enforcement of the rules was not followed in the past and therefore, it will be important for the P.O.A. to closely monitor the pilot program to ensure the participants are in compliance with the proposed rules and guidelines.

Review Draft Description for CB South Climate Action Committee -

Bob Goettge provided a brief update on Gunnison County’s Climate Action plan to date. Several CB South residents participated in the County’s Climate Action Conference in January. As a result, this group came together and introduced the idea of a citizens committee to represent our

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neighborhood as part of unincorporated Gunnison County. A draft of the committee charter was presented at the meeting seeking the Board's approval for the formation of the CB South Climate Action Citizens Committee. This group will report to the Board of Directors on climate action activities within the valley and offer recommendations. The Committee currently includes Tim Williamson, Sonda Donovan, Craig Williams, Deidre Witherell and Bob Goettge; membership is open to all property owners and residents (full and part time). Matt F. and Dom will help facilitate. Matt M. inquired how we will integrate into the OVPP initiative. Bob shared that the team will work with John Cattles, Sustainable Operations Director for Gunnison County. They hope to use his expertise on the committee as it evolves. The group will present options to the Board for things such as developing a plan to share with members, tracking of GHG emissions of the P.O.A. or presenting options for more sustainable building codes such as renewable energy and passive solar. David mentioned one option that can be done immediately is to encourage CB South residents to join one of the existing GCEA programs to purchase kilowatt hours of renewable energy. Participating in solar farms was also discussed as another option.

Matt F. motioned to approve the CB South Climate Action Citizens Committee and Matt M. seconded the motion. The Board unanimously approved.

Continued Business

Review of 2020 Capital Improvements Projects and Priorities – This agenda item was moved to an earlier time than originally listed on the agenda.

A contract has been signed with Lacy Construction for work on the Teocalli path and Cement Creek Condo pond removal. Matt M. inquired about the financial ownership of the tri-party agreement; Cement Creek Condos is the main stakeholder in the project, with the remainder shared by JLJ Holdings and the P.O.A. A lease agreement will be developed by the P.O.A. for the remaining Teocalli pathway adjacent to the JLJ Holdings property. This will formalize the responsibility to the P.O.A. for maintenance and upkeep of the entire the Teocalli Path. The project is estimated to begin in the spring. Matt M. requested attention be given to the work schedule hours in order to mitigate impacts of a road closure with folks commuting to and from work.

Dom continued to review the Capital Improvement projects slated for 2020 which include the Elcho Avenue Sidewalk addition. This construction will be completed with in-house staff. A contractor has been sourced for the basketball court expansion which in part was financed through a Met Rec grant in 2019.

Dom noted that we should get through CAMP process and then initiate a traffic study for the commercial district, as well as a complete study for the subdivision as a whole. Dom will also work with Ronnie from Metro District to discuss changing some YEILD signs to STOP signs based on new driveway access. David would like to see the traffic study done prior to the estimated Fall 2021 covenant vote, regarding the impacts of three-story buildings in the

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commercial district and Matt M. agreed that it would be beneficial to have the data as well. Matt F. also agreed to move this up to this calendar year if we can financially fund it. The Board requested Dom analyze the finances in addition to sourcing Requests for Proposals.

Mary asked if we could include the resurfacing and painting of the basketball court with the 2020 work, moving it up from the 2021 Capital Improvements. Dom believes this may be part of the reserve funds list; he will report next meeting.

David asked the Board if they would like to schedule a Strategic Planning meeting for this spring. All members were in agreement and Dom will look for May date options. Dom noted that the TAP Committee met, which included only Dom and Mary. One of the goals is to expand composting by downsizing the community garden area. Lastly, the WIFI hotspot at Zamboni barn has been installed and a web-cam will be installed next.

Manager's Report

Dom shared the robust Design Review Committee (DRC) agenda which includes a re-submittal by South Butte LLC for the multi-family project (Lots 7 & 8, Block 4, Filing 2) which includes the revisions and changes made as a result of neighboring community input voiced at previous meetings. One of the major issues that has been changed; the property access is off of Cement Creek Road instead of Blackstock. Matt M. asked how many projects have been approved this year. Dom noted four single family units have received approval and two more are on the March agenda.

The next discussion topic was regarding Adagio Properties and the finalization of the dedication requests. Dom revised Adagio's last submittal as a final negotiation attempt to secure the P.O.A. requests. These requests include area for the two pocket parks and the easement along Glacier Street, upon development. A plat of the north half of Block 6 is also being requested. David identified the additional items that Adagio continues to request but are not negotiable at this time because of existing covenant language. The Board requested that the negotiation points be revisited at the April Board of Directors Meeting, so everyone is clear on his requests as well as confirming the P.O.A.'s final decisions. David asked Dom to share the last Adagio document in preparation of this meeting.

Identify April Board Meeting Agenda Items –

1. Final review of the Proposed Adagio Properties Agreement
2. Continued Discussion of Board of Directors member expansion
3. Identify Date for May Strategic Planning Meeting

Next Meeting – Wednesday, April 8, 2020, 6:00 pm.

Adjourn – 8:01 pm