

---

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

---

## **Board Meeting Minutes November 11,2020 – via Uber Conference**

Board Members on Conference Call: Allison Butcher, Mary Haskell, Liz Jordan, Margaret Loperfido, Matt McCombs, David Neben, Scott Thomes

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance as identified by Uber Conference Call Log: Sonda Donovan, Matt Feier, Bob Geottge, Nancy Gruber-Meier, Kathy Norgard, Connie Rehberg

Mary called the meeting to order at 6:01 pm.

### **Approval of Minutes for October 2020 P.O.A. Board Meeting**

Updates and/or corrections to the October 7, 2020 Meeting minutes were requested. None were identified. Mary made a Motion to approve the October 7, 2020 minutes. Matt seconded the Motion and the Motion carried.

### **Monthly Financial Report for October 31, 2020**

Dom opened the discussion for the October Financial Report. For the period ending October 31, 2020, Total Income was \$400,841.15 and Total Expenses were \$305,575.77 resulting in Net Income of \$95,245.38. Dues collection activity remains strong with one more delinquent property account made current in October. There are currently only 9 property records with balances, four of which are on payment plans and will be paid off before the end of the year. At the end of October, there were \$7,199 in outstanding dues.

From a Balance Sheet perspective, as of October 31st, Total Assets were \$1,050,190. Operating checking and money market accounts totaled \$107,822. Reserve Funds held in money market and certificate of deposit accounts totaled \$333,080. Refundable Performance Deposits amount to \$130,000 and are held in segregated accounts. Total Liabilities were \$133,840, consisting of \$133,570 in Current Liabilities, a majority of which are Refundable Deposits. The balance of Total Liabilities consists of \$270 of Long-Term Liabilities which is the remaining balance of the mortgage on the POA building. The mortgage note is scheduled to be paid off in November.

Projected year-end income is \$403,583 and projected year-end expenses are \$377,155 for a projected net income of \$26,428. If other Unanticipated Expenses do not arise between now and the end of the year, the line item of \$7,398 will help the Association be at a projected net income of \$33,826. Outside of operating net income, as of October 31st, \$65,611 has been spent from capital reserves. Capital projects in 2020 include Elcho Avenue pathway, easement agreement fulfillments, expansion of the basketball court, deconstruction of the Teocalli Pond, purchase of the Toolcat track extension and Mail Box expansion. The total projected amount for year-end is \$71,050. In summary, the POA remains in good financial condition.

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

---

On the Projected to Actual, it was noted that interest is down for the year due to falling interest rates it was budgeted at around \$7000 but we are at \$4300. Line item 135-Property Transfer Fees and Line item 145-Mail Box Rental are both up; a \$5 increase to mail box rental fees was made in July. Line item 170-Grants/Donations is down because the funds received was applied to the Capital Improvements and Capital Reserves instead of being recorded as an expense entry.

We are on target to the budget and it looks like we will be able to make a Capital Reserve contribution for 2020. Matt inquired on what the projected contribution might be; Dom stated approximately \$19,000 – \$20,000 for this year. Historically, we have contributed \$29,000 but that is lofty for this year. We did not originally budget any contribution in the 2020 Fiscal Year. Capital Reserve fund expenses are Projected at \$71,000 for year, which is high for the P.O.A., but a result of the number of projects completed within the year. Dues outstanding for the 2020 Fiscal Year are \$1,662. This is significantly low with the impacts of COVID-19. The Board recognized Dom and Staff for a job well done in managing the budget during this COVID-19 year. Allison motioned to approve the October 31, 2020 Financial Report; Liz seconded the Motion and the Motion carried.

## **New Business**

### **Consideration of Requiring Business Licensing in Crested Butte South for all Commercial Business in the Commercial District**

Mary opened the discussion and asked for comments and feedback from the Board. Dom shared that a business license aligns with the P.O.A.'s responsibility to regulate the types of businesses within the commercial district and this would formalize the process that has been more of a casual discussion in the past. The Commercial Area Master Plan (CAMP) is the guideline for the types of businesses permitted and we need to be certain they align with the document. Scott would like to see a policy developed to accompany the Business Application and Liz noted she was in agreement with the idea of formalizing the process. Matt requested the application be expanded to include more specificity for a more, complete proposal document. David suggests adding a one-page document to identify key reference points within CAMP and to specify all items that are required and requested to complete a proposal. Dom clarified that the Business Owner is the applicant. Therefore, if the building owner is the business owner, then they are required to submit the application and if the tenant is the business owner, only the tenant is required to submit the application.

Dom will present the Board with an expanded application along with a policy document to create the final Business Licensing package. The Board will review and approve it at the December meeting and roll it out in 2021. Liz motioned that the Board is in support of Business Licensing within the Commercial District and Margaret seconded the Motion.

### **Consideration of a Solar Garden on Water Tower Lots 17-20, Block 24, 500 Zeligman Street**

Matt Feier, Strategy Execution Specialist from GCEA was part of the call. Matt confirmed a demo module has been installed on the proposed lot to provide community an idea of the equipment.

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

---

The Solar Garden was announced to the community through CB News through Public Notice and all residents within 500 feet of the lot were notified by USPS First Class mail. The P.O.A received input from one resident against the installation, one neighbor concerned about screening it and several in support of the install. Liz was in agreement with working with the neighbors and Matt F. explained how the trees would be transplanted and that a six-foot fence, installed at the high points, along with a lower fence on the south/southwest so not block any solar gain. The array will be installed very close to the ground, so the houses below are not going to see it. Dom asked when they are going to do the reflection analysis. Matt F. will get that done. There is a wide selection of panel categories to choose from in order to minimize reflection. GCEA would like to install a 100-kw array on the parcel; a smaller size could be done if identified as a need. Scott was in favor of the project and stated that like-minded people see this as a good opportunity. Liz asked what Matt F. requires for the next step. Matt shared that Metro was awaiting the P.O.A. Board approval in order for GCEA to obtain their approval; also, a lease agreement will be developed. A 10-year lease with a one-year rollover was suggested. David would like to see the details of the lease and the drawing published in the paper; the Board was in agreement.

Bob G. shared some preliminary calculations of the energy that could be generated and compared it to electricity for ~35 homes, which is a measurable impact; it is about the same size currently installed at the GCEA headquarters. Matt M. motioned to tentatively approve the solar garden as proposed by GCEA contingent on the remaining information to be obtained and/or provided. Liz seconded the motion. Mary requests Dom keep the Board informed of any additional member feedback and Matt M. asked that Dom follow-up with Matt F. to be certain this story is published in both papers.

## **Discussion – Committee Opportunities for the Crested Butte South Board Members**

Mary opened up the discussion by sharing committee opportunities. Dom noted that Scott has agreed to join the Design Review Committee, sharing his professional skillset as an experienced builder. Dom also reached out to Allison regarding the creation of a Development Committee. Mary was in agreement with the new committee creation and would like to pursue more grant opportunities. Allison noted that grants are difficult to pursue due to the pandemic and suggested we pursue other avenues. As the discussion continued, it was shared that the TAP committee has already identified the idea of a skate park amenity which would require a funding campaign. The Board agreed this would be a good, initial project for the Development Committee. Matt would like to be a committee member and Allison noted she has a few other folks who may be interested joining.

## **Continued Business**

### **Trails, Amenities and Parks (TAP) Committee Update and Capital Improvement Project Planning for 2021**

Mary kicked off the discussion sharing recent TAP meeting discussions on the current amenities offered within Red Mountain Park and that is our ‘diamond in the rough’. They are looking to build on the amenities in place, preserving our green space, creating safer parking and expanding

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

---

the community garden/composting. Mary shared some of the unfinished work that will be completed next year. They include sealing and painting the basketball court (estimated at \$11,000) as well as resurfacing the tennis court with a sport court surface; Dom has researched several surface options. Liz and Scott both were curious if the P.O.A. is aware of what amenities folks are using. Scott stated that we should provide the best amenities the P.O.A. can afford. The discussion continued discussing the benefits of court type, associated costs, infrastructure and example projects underway within the valley. Dom suggested that the Board postpone making decisions until next month when we have the opportunity to review all cost estimates. We may also have additional information regarding the recent announcement of a 2021 Met Rec grant for projects of approximately \$100,000.

Dom will reach out to Hedda Peterson at Met Rec and present the four opportunities that the TAP committee has identified. The Board strongly encouraged Dom to submit the list of the projects on the books and meet the Request for Information; they agreed the timeline for these projects can be moved up should funding become available. Margaret recapped the four projects: a post tension slab for the tennis court and hockey rink, addition of a skate park and a planning grant for recreation path to Crested Butte. Matt M. suggested replace the recreation path project with a broader Red Mountain Park planning grant. He shared that the recreation path to Crested Butte is already a STOR committee initiative and it's board is working to make that happen, therefore we should not duplicate efforts. The Board was in agreement to present these projects as a complete strategy for the long-term Red Mountain Park master plan.

## **Update Strategic Planning Document and Long-Term Planning Opportunities -**

This discussion was included in the above agenda item's conversation.

## **Manager's Report**

Dom presented an opportunity to purchase a Nordic track compactor/roller that would attach to the both the Toolcat and the snowmobile. Two options were presented, a 5-foot track (\$1000) or an 8-foot track (\$1500). This equipment will benefit us and eliminate the continuing challenges of overhauling the snowmobile, as well as, a savings in fuel. Scott motioned to approve the investment and Matt seconded the Motion; all members were in agreement.

The Mountain Express meeting is next week and Dom is preparing to request a reduction of the CB South P.O.A. contribution. Matt encouraged Dom to reach out to the Board as he prepares for the meeting. In the future, we may suggest spending some money on completing analysis on what the residents of CB South are contributing as a tax basis in order to support our request.

David recapped discussions during a CASC meeting regarding Short Term Rentals. The committee asked for Board direction on whether a primary resident policy should be part of the Covenants or remain as a policy. The Board was in agreement to remain as a policy and suggested to add it to the December Board Meeting agenda for discussion.

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

---

**Confirm Next Meeting Date:** Wednesday, December 9, 2020, 6pm

**Identify November Board Meeting Agenda Items**

1. Capital Reserve Contribution Resolution
2. Revised Business Application with Policy Document
3. 2021 Short Term Rental Discussion
4. Manager's Contract and Executive Session

Mary suggested to the Board members that a separate meeting date be set for the Manager's Contract and Executive Session. The Board agreed upon Tuesday, December 1<sup>st</sup>, 6pm. Margaret will arrange for a Zoom Meeting.

**Unscheduled Property Owner Comment Time** – No members were present on the call.

**Adjourn** – 8:42 pm