
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 February 10, 2021 – 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, Sue Wallace

Public in Attendance as identified by Uber Conference Call Log: Hedda Peterson, Kristin Engel

Mary called the meeting to order at 6:03 pm.

Approval of Minutes for January 20, 2021 P.O.A. Board Meeting

Updates and/or corrections to the January 20, 2021 Meeting minutes were requested. None were identified. Allison made a Motion to approve the January 20, 2021 minutes. Mary seconded the Motion and the Motion carried.

Monthly Financial Report for January 31, 2021

Dom provided the Financial report update. For the period ending January 31, 2021, Total Income was \$362,920 and Total Expenses were \$49,017 resulting in Net Income of \$313,903.

From a Balance Sheet perspective, as of January 31st, Total Assets were \$1,309,652. Operating and money market accounts totaled \$198,143. Reserve Funds totaled \$356,389. Refundable Performance Deposits amount to \$106,000 and are held in segregated accounts. Staff received notification that one of the reserve certificate of deposit (CD) accounts was set to mature and automatically renew at the end of January. Research found that the new 1-Year CD would be locked in at 0.03% at Synchrony Bank, should we let it renew. Business CDs earn less than personal accounts; Synchrony Bank was offering a 1 Year CD to private individuals for 0.6% as opposed to the offering of 0.05% to our Association at that point in time. The Association is receiving slightly higher than 0.03 with some local savings accounts so the decision was made to request that the CD not be automatically renewed and that the funds be returned to the Association in order to find higher interest earnings. Staff is currently researching higher interest rate earning options.

The Projected to Actual spreadsheet has been updated for the new budget year. The Capital Reserve spreadsheet is currently under development. The new Projected to Actual spreadsheet includes some changes in projected dues income due to some billing changes, changes in Zamboni advertising due to realizing the 3-year advertising in 2020 rather than 2021, some additional commercial entry sign rents and Nordic donations. On the expense side, a hockey rink glass panel replacement caused the rink maintenance line item to be more than budgeted. The Bus Service

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payment went out in January and is less than budgeted, though the projected column was not changed because we may receive an additional adjustment invoice towards the end of 2021.

The collection of Dues remains relatively consistent with past years, with ~\$198,000 collected as of January 31, 2021 of the \$352,000 invoiced out, or approximately 56%. An installment payment was received in January on a long-time delinquent account where the most recent previous payment on this account was from June of 2017; Staff is hopeful that future payments will be consistent. Several accounts have signed up for payment plan agreements to pay their dues over time. In summary, the POA remains in good financial condition.

Margaret motioned to approve the January 31, 2021 Financial Report. Allison seconded the Motion and the Motion carried.

Scott inquired about the new tool cat rollers. Dom reported that they are light and easy to use. It has been great tool for packing the Teocalli path and the park. The Zamboni engine seized up and Scott Gillman, one of the Zamboni drivers, has mechanical experience with these engines and was able to get up and running. Scott commented that the Nordic track is getting a lot of use and all the winter amenities look to be getting great use this winter.

New Business

Scheduled Property Owner Comment Time – No one participated in the call.

Meeting Guest, Hedda Peterson of Gunnison County Met Rec

Hedda introduced herself and presented two topics, opportunities for partnership with Met Rec and identifying areas of alignment regarding Red Mountain Park's amenities and Met Rec's Strategic plan regarding possible grant opportunities. Hedda gave a brief update on the role of Met Rec. They are responsible for providing over the air television services as well as providing the leadership and partnerships to provide recreational need opportunities. The results of recreation needs assessment helped to develop their Strategic plan. Two separate plans were developed: one for television and one for recreation. Four areas were identified under the recreation plan and they include 1). Developed recreation such as field space, improved ice space and connector trails; 2). Outdoor recreation; 3). Increase access to recreation and associated costs; 4). Community collaboration. This has caused Met Rec to work more with community partners by establishing two annual grant programs. One is focusing on a community collaboration grant program for smaller scale projects and a developed recreation grant program to serve as a strong local supporter with the intent is to prioritize large scale projects. Additional programs were implemented and include a Winter Recreation Initiative to connect Gunnison County residents to safer outdoor recreation especially during a time like COVID. Also created is a Field Space Initiative as it relates to field use coordination and identifying community needs with the goal to identify where and how to develop and/or improve field space. This is one of the focuses for tonight's discussion.

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Met Rec's field space needs assessment goal is to meet with the partners within the community and try to figure out all how to move forward with community projects while partnering with Met Rec recreation plans. They believe it is important to coordinate on a valley wide scale to not create redundancy. Met Rec does encompass almost all of Gunnison County, so they are positioned well to work across the jurisdictions and coordinate.

Hedda spoke to the opportunities within Red Mountain Park and feels that CB South has a great opportunity to benefit from thinking big. Hedda asked if this is time to think bigger about Red Mountain Park amenities and/or improvements. One of the topics to she would like to understand from the Board tonight is about soccer field space. Hedda concluded her presentation and asked for the Board to share their thoughts on these potential opportunities.

David thanked Hedda for her time. He agreed that now is an excellent time to sit down with Met Rec and join forces. Hedda suggested that Met Rec could provide funds for a planning exercise. Matt agreed and enforced that the Board is ready to partner with them. He asked what a reasonable amount is to request and would this be a direct partnership with Met Rec. Hedda provided some general thoughts on funding but noted that this is the decision of the Grant review committee. Met Rec is looking for two to three projects to develop in both the north and south valley; opportunities could range between \$20,000 to \$50,000 based on the project request. Parallel to the Field Space Initiative there is also a Recreation Reserve Fund to help and provide some flexibility with funding. Sue responded that the funding is so optimistic for the P.O.A since we quite often do not meet the criteria due to our unique business category. Sue asked if we apply this year, would we be able to request funding for a planning piece. Hedda would present it to the Grant review committee as they prioritize the larger scale projects. Hedda thought that Met Rec would be willing to forge a partnership soon. Scott thanked Hedda again for sharing Met Rec vision. He agreed that there are some short-term things that are needed as well as long term planning.

Kristin Engel, WESA representative and CB South homeowner provided some information about WESA's use of the Red Mountain Park soccer field. She points out that they are a primary user of field space and how much field space is needed within the north valley. Kristin asked that the Board consider looking at the park to maximize the design of the field. She asked to create a regulation high school field size along with the possibility of adding another smaller field. Dom noted that in the short-term, new goals are needed along with field improvements. If we were to do something this year, it would be sodding, leveling.

Sue asked the Board on what they want to present as the grant opportunity. Hedda suggested the Board look at a longer-term request and that Met Rec is looking for more field space due to the current need. Margaret reiterates the importance of a Master Plan and balancing what the CB South community wants in conjunction with the larger valley needs.

Continued Business

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Review of Covenant Amendment Draft

Sue presented a PowerPoint outlining both the history of the Covenant Amendment committee's work to date, as well as a timeline and communications plan leading up to the proposed Fall 2021 ballot vote. The original and current 1970 Covenants and Restrictions include twenty-six (26) covenants along with four (4) amendments. CASC has reviewed each of these items through meeting discussions and invited membership to participate resulting in the recommendations that will be part of the Restated Declaration of Protective Covenants – 2021. The Restated Declaration will include eleven (11) covenants or articles.

The new articles will be organized as Administrative Articles which cover language about the dealings of the Association and Directive Articles that have the language defining what is allowed and what is not allowed. Legal counsel has been actively involved with the review of each proposed article rewrite. Sue explained the hierarchy of governing documents. The Covenants are the highest-level governing document, and they supersede all other governing documents. All restrictions must be included in the Covenants for them to be legally defensible, such examples are Short-Term rentals and Campers. The Covenants identify the Board of Directors as the responsible party for setting policy that they feel appropriate; policies live outside of the Restated Declaration. Sue is tracking all the policies that will need to be developed after the ballot vote. Sue shared that certain topics have provided for heated discussions by the committee as well as from community participation. She identified these topics for the Board's knowledge.

A dedicated website page will be created providing membership with information available such as timelines, communication plans and FAQ's. Sue will be presenting to the Board over the next few months to go through each of the articles and address comments or concerns. Once those sessions are complete, several Town Hall meetings will be hosted to introduce the Restated Declaration and inform all interested members. Sue has identified several communication tools to be implemented and engage our members. She will clarify objectives, inform members of the forthcoming ballot, and enforce the critical need for everyone's vote participation.

Mary complemented Sue on the outstanding work and suggested we think about a different type of outreach for property owners who are not full-time residents. Mary requested the Board to review the draft prior to the March meeting, focusing on the Directive Articles, Articles 4, 5, 6 and 7. The meeting discussion will concentrate on review of Articles 4 and Articles 5. The Board should reach out to Sue and/or Dom with any questions in the interim and if anyone would prefer to have a dedicated working session, that would also be an option.

David referenced an article that was published in the Gunnison Times recently about the current covenant for 2-story buildings within Block 6. The Board requested that all comments about the articles under review remain neutral by the Association. Allison requested Dom to notify the Board regarding articles published about Association business.

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Manager's Report

Andy Tyzzer has submitted an appeal for Board review of a DRC approval for the project located on Lot C27, Block 5, Filing 2, at 225 Gillaspay Avenue. He is challenging the length of time the property was posted for public notice and the lack of notice for the continuation of the project. The newspaper notice made the paper one-week vs. the typical two-week period but the property posting sign was installed for fourteen days or for a two-week period. To accommodate the missing week of notification and to allow another week of open public comments, the DRC did not decide at the January 21st meeting. The DRC reconvened on the following week to make the final decision. Mary asked Dom to summarize the timeline of the project and steps that were taken. Scott asked Dom to document all future property postings by taking pictures as a date stamp for when the sign is posted. This item will be on the March agenda for Board response.

This month's Trails, Amenities and Park (TAP) meeting will discuss skate park planning. Dom noted the Gunnison Foundation may have funds available. The Board will need to identify what project is to be submitted to Met Rec. Postponing the tennis court resurfacing is an option to focus on a master plan and field improvements. Mary asked for any interested members to join in on the meeting. Several pedestrian easement proposals have been presented to the adjacent owners. To date, Dom has received one NO response with concerns of it diminishing the property value. Margaret, Scott, and Liz were in support of pursuing additional discussions to try to get the folks on board for the pedestrian connectivity as more importantly safe access to the bus stop and the commercial district. The Board was open for discussion about the idea of a land acquisition.

Gant options for the commercial district are being researched and conversations with both Adagio Properties and Pioneer Plaza regarding the outstanding easements are also in the works. Sue and Dom are looking to approach Gunnison County to see if there is any opportunity to have them sponsor an economic grant. We are challenged since we are a unique entity and are not a standard municipality or a 501c3 non-profit; this prohibits us from meeting criteria for grant opportunities.

Dom asked if the Board is willing to move forward with the last proposal from SCJ Alliance. Our point of contact is Randy, and their proposal was in the \$7000 range. They are a local company which would be a benefit. Jeff Moffett from Triple Point has also been engaged to provide third party analytics on density within the commercial area. Mary agreed to move forward with Randy at SCJ Alliance; the remainder of the Board concurred. David requests for Scott and him to be involved with any engagement meetings with the consultant.

Dom asked for a decision regarding the Business License annual renewal for established businesses. The Board agreed to reduce the annual renewal to \$50.00 as an outcome from the Molly's discussion last meeting. It was noted that the Board appreciated Molly's attendance and hearing her questions on how the money can be used within the district. The fees will be reviewed as the district grows and commercial capital improvements are needed.

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Scott asked what can be done to finalize the mailbox expansion. Dom has been in contact with the local Postmaster but received no response; David offered to meet with the Postmaster. Dom shared a letter that was sent by Dara McDonald to our State Senators regarding mail delivery within the valley.

Confirm Next Meeting Date: Wednesday, March 10, 2021, 6 pm

Identify March Board Meeting Agenda Items

1. Electronic Voting Discussion
2. Continue discussion for the 2021 Restated Declaration

Adjourn – 8:24 pm