

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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Covenant Amendment Steering Committee (CASC)

Meeting Minutes-FINAL

Thursday – March 4, 2021 5 pm – 6:30 pm

In attendance: Sue Wallace – POA Compliance Coordinator/Secretary; Dom Eymere-Association Manager; Committee Members: Matt Barker, David Neben-Board Liaison.

Meeting called to order at 5:05 pm.

The CASC group has shrunk significantly from when we started in 2018 and we now have five original members remaining on the committee: Matt Barker, Tim Williamson, David Neben, Mark Ewing (health issues have prevented his recent/regular attendance), Elise Meier (unable to attend recent meetings but would like to stay involved). Achieving a quorum has not been possible at the last few meetings and was not possible at tonight's meeting either. Without a quorum, it was not possible to formally approve the January 7, 2021 meeting minutes, so we simply decided to "accept" them.

Next regular meeting was confirmed for April 1, 2021. Sue mentioned that she and Dom will present a summary of the new proposed Articles 4 and 5 to the Board of Directors at their March 10, 2021 meeting, and will present the other new proposed Articles at the April 14, 2021 meeting. Matt Barker is able to attend the Mar 10 BOD meeting.

We reviewed the summary changes to Articles 4-7 using this outline:

Main Changes to Article 4 – Land Use

1. 4.1.2 – A cluster of up to three lots will assess at 1.5x
2. 4.1.3 – Exterior storage of items must fit within hardscapes and approved parking. Nothing kept on landscapes, setbacks, easements. Nothing stored on vacant lots.
3. 4.2.5 – Parking must be on approved and designated space, vehicle being parked has to fit within this space
4. 4.2.5.a – Temp Use of Camper while parked on private property
5. 4.2.8 a, b – Short-Term Rental use is permitted 90 days/calendar year, with approval of application by Association.

Main Changes to Article 5 – Architectural Control

1. 5.3 – Building Dimensions. Specifics for building height, number of stories, and minimum size need BOD review and discussion.
2. 5.8 - Landscaping. Water conservation, shading/cooling provided by landscaping.

Main Changes to Article 6 – Animals

1. 6.1.1 – Retained original language: a reasonable number of dogs and cats may be kept. We left "reasonable" up to discretion, as public feedback encouraged steering away from a stated number limit on pets, and rather clarifying expectations for responsible owners. Example: A totally responsible owner of 7 dogs in the neighborhood has never been reported for an issue. Not always true for people with only one dog!

2. 6.1.3 – Livestock is permitted on a Board review-only basis. Livestock, by definition, includes horses, dairy and beef cattle, sheep, goats, fur-bearing animals, poultry and swine. For example, this would allow someone to have chickens (not roosters) and they must provide full details for their care, containment, and sanitation before permitted to have them.
3. 6.2 -Agreement with County Rules and Regs for keeping animals and addressing nuisances/offences.

Main Changes to Article 7 – Assessments and Dues

1. In the original covenant 3.03, the BOD was required to obtain an affirmative community vote on any annual dues increase over 10%. The committee discussed and debated this 10% limit extensively. Concerns ranged from lack of transparency in setting the budget, a lack of justification for annual increases, and potential for a rogue board to propose unjustified increases to pay for “pet” projects. The committee decided to retain the original maximum annual dues increase of 10%, and remove the requirement for a majority vote for any dues increase greater than 10%~~limit~~ from the restated declaration based on the challenge of getting enough affirmative community votes. Still, many committee members are interested in seeing improved transparency of the budgeting process, and the decision-making rigor used to justify dues increases. Finally, the committee agreed to remove the 10% limit so as not to constrain the BOD but added language that attempts to create more transparency through the addition of a new 30-day notification and review opportunity.
2. 7.3 – The BOD would have the ability to allocate different regular assessments for vacant lots and commercial lots used for light industrial purposes.
3. 7.4 – The BOD would have the ability to allocate different special assessments based on differing “relative benefits” of the special assessment among all Lots, depending upon location.

BOD Policies/Processes Needed:

1. 4.1.2 – Cluster Application needs update to address 1.5 assessment rate
2. 4.2.5.a -BOD Camper Policy Needed for “Temporary Use of Parked Campers”: Policy to address aspects of “temporary” use: length of stay, number of people permitted, permits
3. 4.2.8.a and b – BOD Short-Term Rental Policy Needed. Policy to address minimum length of stay, permissible rental days/year, consideration of total number/location of STR permits distributed, and allowable number of people, cars, toys, animals.
4. 6.1.3 – Livestock: BOD Policy, Review, Approval Process Needed
5. 6.2 – Rules and Regs for Keeping Animals: BOD Resolution Needed to state agreement with County Rules re: keeping of animals
6. 30-Day review/comment period for Budget Review. Email notification to members alerts them of process.

We did not discuss the Communications Plan as it was 6:45 pm and we all agreed to move it to next meeting.

Meeting adjourned at 6:45 pm.