
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 September 8, 2021, 6pm In person and virtually by Dial Pad Conference Call

Board Members in Attendance: Allison Butcher, Mary Haskell, Liz Jordan, Matt McCombs, Andrew Sandstrom

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance or Call: Jeff Moffett, Triple Point Consulting

Mary called the meeting to order at 6:05 pm.

Approval of Consent Agenda – Action

Dom proposed regular business items such as, approval of minutes, monthly financial report, manager's report and correspondences, be presented as part of a Consent Agenda. A Consent Agenda encourages review of these regular meeting documents in advance of the meeting in order to streamline meetings and allow for more essential discussions. All Consent Agenda documents are eligible for a meeting discussion at the request of a board member. The Board discussed the format and agreed move forward of the Consent Agenda.

Public Comment - Discussion

No one was present in person or on the conference call.

Consent Agenda Items

- Approval of July 20, 2021 Board Meeting Minutes
- Approval of 2021 Annual Meeting Minutes
- Monthly Financial Report
- Association Manager's Report
- Correspondences

Mary asked Dom for an update on recent discussions with CB Dental regarding the purchase of adjacent property within northern Block 6. The meeting was to discuss the possibility of a joint venture between CB Dental and the Association. This would allow the dental office to expand parking as well as provide the P.O.A. with some square footage for a pocket park. This was an introductory meeting and no decisions were made at this time.

On the Budgeted to Actual report, Allison noted the actual Short Term Rental line item was less than budgeted. A discussion ensued around how the Association stays informed on properties that are short-term rentals. Dom shared that we do our best to identify through rental sites. The possibility of sharing these rental properties on the website was suggested. Dom will reference the Record Retention, Inspection and Production Policy. Matt noted that we should wait for the covenant vote which if approved will provide for enforcement of the covenant.

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Liz made a Motion to approve the Consent Agenda for September 8, 2021 Board Meeting. Matt seconded the Motion and the Motion carried.

Election of Officers - Action

Matt made a Motion to nominate Mary as the Vice President and Treasurer and Allison seconded the Motion. The Motion passed unanimously. A decision on the 2021-2022 Board President was postponed until the October Board meeting.

Approval of the DRAFT of the Restated Declaration of Protective Covenants and Restrictions -Action

The Board confirmed their review of the last changes and were in agreement with the document. Matt made a Motion to approve the Draft Restated Declaration of the Protective Covenants and Restrictions. Andrew seconded the Motion and the Motion carried. The final ballot will be complete by September 16th.

Approval to Amend the Bylaws to Allow for Electronic Voting - Action

Allison made a Motion to approve to amend the Bylaws for Electronic Voting and Liz seconded the Motion. The Motion carried.

Mary presented the covenant vote budget as shown on the CASC Ballot 2021 Expenses spreadsheet and requested Board's approval. The Board discussed the details of the marketing campaign. The Board wants to emphasize the campaign to "GET OUT THE VOTE" in order to facilitate a successful election. Allison and Andrew both agreed that getting information in front of the folks on the website and through a strong social media presence was key. Additional funding was added to the budget for marketing. A Motion was made by Allison to add \$2000.00 to the CASC Ballot budget. The funding will be allocated as such, \$500.00 for website, \$500.00 for social media and \$1000.00 as a contingency. Liz seconded the Motion and it was unanimously approved.

Review and Presentation of the CB South Commercial Area Buildout Projections, Triple Point Consulting - Discussion

Jeff Moffett presented the scope of work and the methodology used to generate assumptions of future buildout within the commercial district lot known as Block 6. The metrics used were residents, people (residents and commercial visitors), and cars. Analysis provided estimates of buildout over time based on key assumptions of residents per bedroom and cars per unit. The land use of the majority of lots within Block 6 is unknown at this time. Several charts were presented based on the assumptions that identified numbers for the years 2021 to 2040; they included resident population range forecast, combined number of people forecast, and car traffic forecast (commercial and resident traffic). The Board thanked Jeff for this valuable information. Having this background available will be important as the traffic study analytics develop.

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Update CB South Staffing and Organizational Chart – *Agenda item was pulled prior to the meeting.*

Dom is preparing an organizational chart and will have it available for review at the October Board Meeting.

Mary asked the Board to review two pieces of criteria for the covenant vote. A board decision is required if members who are not in good standing should have the opportunity to vote. Everyone was in agreement to allow all people to vote. An additional discussion was to determine an official date of record for all property units. Liz moved to approve September 13th as the official Date of Record for number of units within the Association. Andrew seconded the Motion. The Motion carried.

Confirm October 13, 2021 Board Meeting Date

Several members will be absent. The Board rescheduled to Wednesday, October 6, 2021 for the next Board meeting. The Board discussed dates for a Special Meeting. The Special Meeting will be held on Monday, September 27th and will move to go into an Executive Session upon the call to order. Dom will publish the Notice of Special Meeting. The meeting time is 5:30pm.

Identify October 6, 2021 Board Meeting Agenda Items

1. Mailbox Expansion
2. Staffing Organization Chart
3. Budget Planning
4. Update on the Covenant Vote by Sue Wallace

The Board discussed a board retreat to begin discussions on the 2022-2026 Strategic Plan. Andrew asked if now is the right time to solicit Request for Proposal for a consultant. Consultant suggestions were shared and Dom will send out the RFP's prior to October's meeting. The Board will have an informal review of the current Strategic Plan in October or November with a January 2022 kick off for the new strategic plan discussions.

Matt made a Motion to Amend the Agenda to record an Executive Session after adjournment of the regular meeting. Andrew seconded the Motion and the Motion carried.

Adjourn – 8:05 pm