

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

Covenant Amendment Steering Committee (CASC)

Meeting Minutes-FINAL

Thursday – April 1, 2021 5 pm – 6 pm

In attendance: Sue Wallace – POA Compliance Coordinator/Secretary; Dom Eymere-Association Manager; Committee Members: Matt Barker, Mark Ewing, Elise Meier. Alexis Byler-CBS resident/property owner helping CASC with communications.

Meeting called to order at 5:05 pm.

Without quorum, members accepted the March 2021 meeting minutes with changes made to 1) protect an owner's identity and remove name, and 2) strike language that represented activity outside of the meeting.

The next meeting – May 6, 2021- was scheduled to be the first of four “town hall” style meetings. Matt suggested we develop an “elevator speech” -maybe based on the summary he has created and which Sue will share with the group-that we can use for speaking to public and on any print communications we issue about the Ballot.

Sue asked the group for input on the format for these meetings – what are the most effective ways to present the info and what would be the best ways to get people to the meetings. We may be able to host in-person meetings with a max of 50 people but should have contingency plan if not.

Matt suggested 3 town halls with unique information presented at each meeting, and final meeting would discuss the Ballot specifically. Mark suggested doing the same meeting each time so that people only need to attend once. He also suggested we have the meeting video recorded and post each one on the website, and provide a written transcription of the meeting flagged with particular content. He thought someone in the neighborhood might donate this service, but that we might want to prepare a budget in case we needed to pay for the service. Mark says he will look into this for us and report back.

We discussed what we need to have ready for the public meetings. It is important for us to know as soon as possible what the Ballot structure will be. Since CASC started meeting in 2019, we have been advised by legal counsel, Beth Appleton, to create a wholesale ballot, meaning one ballot that approves/rejects the new covenants, and not to create a menu of choices. Mark asked why this is and Matt answered that he felt it was a matter of simplicity in adopting the “new book”.

Sue explained that we might want to confirm with Beth our legal ability to create a two-part ballot: Part 1 is a ballot question that asks YES/NO to support passing the majority of the new covenants, and Part 2 is where we could create a few options for the more contentious issues (“wedges”) like STRs, Campers, livestock with conditions, and possibly the 2-3 story question. With a single ballot question, we could imagine a scenario where people voted against the entire Ballot simply because they disagree with an aspect of a wedge. If we split it into two parts, we could provide voters with some autonomy regarding wedges and perhaps the bulk of

the covenants could be updated. The wedges wouldn't put the whole thing in jeopardy of being rejected. Dom's preference is a single ballot question, with a diverse public outreach plan that effectively educates voters. He is open to exploring a 2-part ballot with Beth, so the group asked Sue to schedule a meeting with Beth ASAP so we could better understand our options for this kind of ballot.

Given the unknown structure of the ballot and the Board currently reviewing the draft covenants, the group felt that we should delay the first town hall at the May 6 meeting. They are more comfortable with starting the public meetings in June, and this would give the Board additional time for review in April and May. CASC feels it is important that we attend the April and May Board meetings to provide answers and context about the new covenants.

Mark is also very supportive of a community marquee at both subdivision entrances that we would use for communicating Ballot information. He and Elise will explore costs and type of a temporary structure we might rent/borrow for our outreach effort. Sue explained that she, Benita, and community member Alexis Byler have prepared a communications plan with many tools including the CB South website, Board meetings, public town hall meeting schedule, CB News, KBUT, and tabling at community events. The marquee would be a great additional tool.

Mark asked Sue to establish a Dropbox folder so that all members could access documents freely from one place rather than having to revisit old emails or use the website for reference. Sue will look into this and follow up with the group. Assuming a Dropbox can be established, Sue will post all relevant documents for the committee members: Restated Declaration, Powerpoint presentations to the Board, Ballot budget, Matt's Summary of Changes.

Meeting adjourned at 7:10 pm.