

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
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CB South P.O.A. Board Special Meeting Minutes October 27th, 2021, 6:00 pm

LOCATION: 61 TEOCALLI ROAD (P.O.A. OFFICE, UPSTAIRS)

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

Staff Attending: Dom Eymere

Andrew called the meeting to order and made a motion to amend the agenda to include an executive session after the meeting. The motion passed unanimously.

A proposed budget worksheet was included in the packet and was reviewed by the Board starting with the expenses for 2022. Compensation was reviewed and an updated organization chart was included as a supplement. The Board discussed line items in the proposed budget that included: events, consulting, and health benefits. Consulting expenses were discussed at length, and it was determined that the strategic planning project would need to be on hold for this fiscal year due to the park master planning process. Additional discussions and clarifications occurred on common area maintenance, depreciation schedule, and reserve funding target. The budgeted income was reviewed, and the proposed 6.5% dues increase for developed lots and 9% dues increase for undeveloped lots was discussed as well as increases in Short Term Rental Fees from \$200 to \$400 per year. Staff explained the creating of a new fund for commercial improvements and development will be allocated this year from the commercial application line and is anticipated to be \$15,900.00 for 2022. Additional income discussions included increases in mailbox fees and Sunset Hall fees and additional grant income that will be realized in 2022.

7:42 PM Andrew made a motion that the Board enter into an Executive Session for consideration and related discussions on employee and staffing. The Motion was unanimously passed.

Adjourn – 8:50 PM